



THE
A-TEAM

**RE/MAX
FIRST**

111 SUNMILLS Place, Calgary T2X2R1

MLS®#: **A2163328**

Area: **Sundance**

Listing Date: **09/12/24**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Finished Floor Area

Abv Sqft: **1,417**
Low Sqft:
Ttl Sqft: **1,417**

Lot Information

Lot Sz Ar: **3,692 sqft**
Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Many Trees**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`9" x 4`0"
Dining Room	Main	15`6" x 9`5"
Family Room	Main	14`7" x 10`2"
4pc Bathroom	Main	9`4" x 4`11"
Bedroom	Second	12`7" x 9`0"
Game Room	Basement	13`3" x 18`10"

Room	Level	Dimensions
Living Room	Main	13`7" x 14`4"
Kitchen	Main	10`7" x 12`5"
Bedroom	Main	12`3" x 9`4"
Bedroom - Primary	Second	14`2" x 10`7"
4pc Bathroom	Second	9`4" x 4`11"
Bedroom	Basement	9`3" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8311255

Remarks

Pub Rmks: ****OPEN HOUSE SEPTEMBER 15TH 1:00-3:00 Step right up to your dream home, nestled on a fully renovated corner lot in a cul-de-sac—because everyone knows the best parties happen in cul-de-sacs! This gem is just a hop, skip, and a jump away from beach access, and walking distance to schools from kindergarten to graduation. Lake Sundance is practically your backyard playground, offering year-round fun for all ages, plus easy commutes via Stoney or McLeod Trail. Enjoy the serenity of a mature, friendly neighborhood while knowing Shawnessy Center’s amenities are just a few minutes away. This 4-bedroom beauty has had a top-to-bottom makeover—fresh exterior paint, newer windows, a roof that’s practically brand new, and a hot water tank from 2021. The interior got a full remodel this year, so it’s practically sparkling! Step inside and be wowed by the vaulted kitchen and living area. This corner lot boasts so many windows you might think you’re living in a greenhouse. The split-level design is perfect for family life, with various living spaces that ensure everyone can have their own slice of paradise. There’s even a main floor bedroom for those times when the in-laws come to visit or when you need a quiet retreat. The side entry off the wrap-around deck makes accessing your home as convenient as finding a parking spot at a concert—because who doesn’t want that? Downstairs, you’ll find an additional bedroom and a recreation space that’s ready for your next family game night or movie marathon. And let’s not forget the split lower level—it’s practically begging to be transformed into an epic kids’ zone or a mega storage space for all your treasures. The backyard is a blank canvas—think of it as a creative playground for your landscaping dreams. The seller even has drawings for a potential garage with a loft, just waiting for you to make it your own. So, if you’re looking for a home that’s fresh, functional, and fantastically located, this could be the one! Swing by the open house this weekend or call your favorite realtor for a private showing. Your new adventure awaits!**

Inclusions:
Property Listed By: **Shed
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







