



THE
A-TEAM

**RE/MAX
FIRST**

127 SUNMILLS Place, Calgary T2X 2R1

MLS®#: **A2176499** Area: **Sundance** Listing **10/31/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1984** Abv Sqft: **1,586**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,855 sqft** Ttl Sqft: **1,586**
 Lot Shape:

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Laminate,Linoleum,Tile**
 Ext Feat: **Playground,Private Entrance,Private Yard,Storage**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 11`6"	Dining Room	Main	11`6" x 13`7"
Kitchen With Eating Area	Main	10`0" x 15`9"	Family Room	Main	13`3" x 16`3"
2pc Bathroom	Main	5`0" x 4`9"	Bedroom	Upper	12`0" x 8`5"
Bedroom	Upper	9`5" x 8`3"	Laundry	Upper	3`2" x 5`4"
4pc Bathroom	Upper	7`6" x 5`0"	Bedroom - Primary	Upper	15`7" x 11`9"
3pc Ensuite bath	Upper	7`5" x 4`11"	Bedroom	Basement	13`7" x 14`11"
Kitchenette	Basement	11`5" x 16`4"	3pc Bathroom	Basement	4`10" x 9`2"

Laundry Basement 9`2" x 8`2" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
 Legal Desc: **8311255**
 Remarks

Pub Rmks: **Welcome to this fantastic 2 storey house with a LEGAL BASEMENT SUITE, offering a combined living space of 2,456.8 ft² finished area in the serene lake community of Sundance. This home is perfectly suited for families and investors alike, with a legally suited basement featuring a separate washer and dryer, fridge, and stove, ready for immediate rental income. The current owner has previously rented the suite for \$1,400/month and added a dedicated tenant parking spot in the back for added convenience. Step inside to discover the main floor's open and welcoming layout, where a gas stove graces the spacious kitchen. Upstairs, the luxurious master suite includes a private 3-piece ensuite, complemented by two generously sized bedrooms sharing a 4-piece bathroom. The upper-level laundry is a thoughtful touch for ease of living. The west-facing backyard provides a sunny retreat, complete with a hot tub for relaxation, and the fence gate allows for RV parking, offering flexibility for recreational vehicles. The home includes triple-pane windows, two furnaces (one dedicated to the basement with a separate thermostat), and a high-efficiency gas dryer to help manage utility costs. The newer roof (replaced in 2018) and updated water heater (2015) add further peace of mind. This prime location is just steps from excellent schools, including French immersion and Catholic options within a 2-4 minute walk, and Fish Creek High School nearby. South Health Centre is just 4 minutes away, and Shawnessy shopping complex is 5 minutes by car. The property is nestled in a quiet cul-de-sac, providing both tranquility and convenience. Don't miss this opportunity for a mortgage helper in a vibrant community with private lake access, schools, shopping, and more just moments away!**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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









