

127 SUNMILLS Place, Calgary T2X 2R1

Sewer:

Utilities:

MLS®#: **A2194691** Area: **Sundance** Listing **02/14/25** List Price: **\$684,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Finished Floor Area
Year Built: 1984 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **5,855 sqft** Ttl Sqft: **1,586**

DOM

<u>Layout</u>

4 (3 1)

3.5 (3 1)

5

2

2 Storey Split

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

8

1,586

Lot Shape:

Access:

Lot Feat: Cul-De-Sac

Park Feat: Double Garage Attached, Parking Pad

Utilities and Features

Roof: Asphalt Construction:

Heating: Forced Air, Hot Water, Natural Gas Brick, Wood Frame, Wood Siding

Flooring:

Ext Feat: Playground, Private Entrance, Private Carpet, Linoleum, Tile, Vinyl Plank

Yard, Storage Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: No Animal Home, No Smoking Home

Room Information

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Room Level Dimensions Room Level Dimensions Main Main **Entrance** 23`0" x 13`1" **Living Room** 55`9" x 38`1" **Dining Room** Main 38`1" x 44`11" Eat in Kitchen Main 32`10" x 52`2" **Family Room** Main 43`8" x 53`6" 2pc Bathroom Main 16`5" x 16`1" **Bedroom** 39`4" x 27`11" **Bedroom** 31`2" x 27`3" Upper Upper Upper 10`6" x 17`9" 4pc Bathroom Laundry Upper 24`11" x 16`5" **Bedroom - Primary** Upper 51`6" x 39`0" Walk-In Closet Upper 24`7" x 13`6" Walk-In Closet 15`5" x 46`3" **Kitchenette** 37`9" x 53`10" **Basement Basement**

4pc BathroomBasement13`5" x 30`2"LaundryBasement30`2" x 26`11"Furnace/Utility RoomBasement34`9" x 26`3"BedroomBasement44`11" x 46`3"3pc Ensuite bathUpper24`7" x 13`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG

Legal Desc: **8311255**

Remarks

Pub Rmks:

Welcome to this exceptional 2-storey home with a LEGAL BASEMENT SUITE, offering a total of 2,456.8 sq. ft. of finished living space in the sought-after lake community of Sundance! This home is ideal for families and investors alike, featuring a legally suited basement with its own separate entrance, washer & dryer, fridge, and stove, making it move-in ready for tenants. The current owner has previously rented the suite for \$1,400/month and even added a dedicated tenant parking spot in the back for added convenience. Step inside to an open and inviting main floor, where a spacious kitchen is complemented by a gas stove—perfect for cooking enthusiasts. Upstairs, the primary suite offers a private 3-piece ensuite, while two additional generous-sized bedrooms share a 4-piece bathroom. For ultimate convenience, this home features two laundry areas—one upstairs and one in the basement—ideal for families and rental privacy. Enjoy the west-facing backyard, a sunny retreat complete with a hot tub for relaxation. The fence gate allows for RV parking, offering flexibility for recreational vehicles. Additional highlights include triple-pane windows, two furnaces (one exclusively for the basement with its own thermostat), and a high-efficiency gas dryer to help manage utility costs. A new roof (2018) and updated water heater (2015) provide extra peace of mind. This prime location is just steps away from top-rated schools, including French immersion and Catholic options within a 2-4 minute walk, plus Fish Creek High School nearby. South Health Campus is only 4 minutes away, and Shawnessy Shopping Complex is a 5-minute drive. Nestled in a quiet cul-de-sac, this home offers both tranquility and convenience in a vibrant community with private lake access, schools, shopping, and more! Don't miss this fantastic opportunity to own a home with built-in rental income and incredible amenities! Schedule your viewing today!

Inclusions: Hot Tub
Property Listed By: eXp Realty

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































