



THE
A-TEAM

**RE/MAX
FIRST**

64 SUNMOUNT Road, Calgary T2X2m9

MLS®#: **A2197028**

Area: **Sundance**

Listing Date: **02/26/25**

List Price: **\$964,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **4,983 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,901**
Low Sqft:
Ttl Sqft: **1,901**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Few Trees, Front Yard, Landscaped, Other, Street Lighting, Yard Drainage**
Park Feat: **220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden, Lighting, Private Yard, Storage**

Construction: **Brick, Concrete, Mixed**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Stone Counters, Storage, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 12`7"	Dining Room	Main	14`6" x 9`0"
Family Room	Main	13`9" x 11`11"	Mud Room	Main	10`4" x 5`6"
Den	Main	10`2" x 7`3"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`0" x 12`0"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`11" x 10`0"	Bedroom	Second	13`8" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"	Game Room	Lower	14`0" x 22`2"

Den	Lower	14`3" x 17`7"	Kitchenette	Lower	16`6" x 13`0"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	8210623			Remarks	

Pub Rmks: **OH Sat, March 1st 1-3PM. The ultimate living experience in the heart of Sundance! An incredible opportunity to own a home with lake access Fish Creek Park just steps away! This meticulously renovated executive 3 bedroom + 2 den home spans over 2,900 sq. ft. of luxury living space on a full-size mature lot, designed w/ exceptional & sophisticated taste that will leave a lasting impression. This executive home is crafted from the finest materials with unparalleled designer craftsmanship. The owner, a highly skilled woodworker/carpenter, has created a space like no other. Step inside the custom front foyer and into the living room, where you'll find wide-plank white oak hardwood flooring straight out of Restoration Hardware magazine, 14-ft vaulted ceilings with skylights, walnut built-ins, and a large dining room featuring designer wallpaper, perfect for hosting unforgettable dinner nights. Around the corner from the dining room is the SHOWSTOPPER kitchen, featuring Corian countertops, rich custom solid-wood cabinetry with dovetail drawers, including a corner cabinet window for added natural light, pull out pantry with high-end Legrabox pullout drawers, WOLF appliances, high-end Emtek fixtures, a built-in oven/microwave and a custom breakfast nook table + bench with custom storage. A beautiful room divider separates the contemporary family area, complete with a soothing fireplace & access to your secluded backyard. Enjoy the oversized laundry area w/custom white oak built-in hideaway shelving, large storage cabinets, a pull-out vacuum holder, and high-end Miele washer & dryer set. Down the hallway, discover a stunning powder room with exquisite attention to detail, a spectacular office with solid built-ins and access to your oversized double-car garage, future-proofed for EV, workshop and with abundant built-ins! (credit for a brand-new front concrete driveway ready for summer). Upstairs the master bedroom is exceptional featuring a spacious walk-in closet with custom built-ins, a luxurious spa ensuite with a custom shower, designer tile, and a gorgeous double vanity, beautiful stone countertops and custom ample storage. Two large additional bedrooms enjoy built-ins, and the high-end 4-piece bathroom is outfitted with designer fixtures +stunning tile work. The fully finished lower level is an entertainer's dream, offering a recreation area perfect for Netflix movie nights with custom built-ins, a custom ebony kitchenette w/ high-end finishes, a full-size wine fridge, an extra-large den & family fun games area, room to add a bathroom & spacious storage. Don't miss all the customization throughout (full list available), an exceptional appliance package, an expansive, fully fenced backyard with a large deck, pergola beautiful landscaping, upgraded mechanical, estate-level finishing, designer hardware, and a forever Turn Key home for your family especially in this lake community, just steps from winding Fish Creek pathways & Lake. A must see!**

Inclusions: **Shed, front wardrobe**
 Property Listed By: **MaxWell Capital Realty**

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











