

# \$950,000 - 8 Sunmount Gardens Se, Calgary

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MLS® #A2200872

**\$950,000**

6 Bedroom, 4.00 Bathroom, 2,277 sqft

Residential on 0.14 Acres

Sundance, Calgary, Alberta

This beautiful 6-bedroom, 2-story home in Calgary's sought-after lake community of Sundance has everything you need, including a 2-BEDROOM LEGAL SUITE in the basement—ideal for extended family or rental income.

As you step inside, you're welcomed by a traditional front living room and a formal dining room, currently used as a home office. The kitchen, overlooking mature evergreen trees, opens into a casual dining nook and a spacious family room with a cozy fireplace. French doors lead out to a charming patio, perfect for morning coffee or relaxing with the natural views.

Upstairs features FOUR generous bedrooms and two beautifully updated bathrooms, including a master suite with a walk-in closet. It's a great setup for family living, providing both space and privacy.

The fully finished basement includes a legal 2-bedroom suite, perfect for rental or extended family. It comes with a large living area, kitchen, a bathroom, a den or workshop, and its own laundry room.

With over 3,000 sq. ft. of living space, backing onto greenspace with bike access to Fish Creek Park, and close to top-rated schools, this home offers a rare chance to live in one of Calgary's premier lake communities.



Don't miss out on this incredible property!

Built in 1985

### Essential Information

MLS® #	A2200872
Price	\$950,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,277
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8 Sunmount Gardens Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B1

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	56
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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