# \$799,000 - 700 Sunmills Drive Se, Calgary

MLS® #A2213285

## \$799,000

5 Bedroom, 4.00 Bathroom, 1,838 sqft Residential on 0.13 Acres

Sundance, Calgary, Alberta

Welcome to 700 Sunmills Drive SE – A thoughtfully updated 5-bedroom, 3.5-bath home just steps from Fish Creek Park in the heart of Lake Sundance, offering private lake access and year-round family fun. From the moment you step inside, the natural light, soaring ceilings, and freshly refinished hardwood floors (2024) create a sense of calm and connection. The heart of the home—a bright, welcoming kitchen—features timeless finishes and clean lines, blending style and function in a way that just feels right.

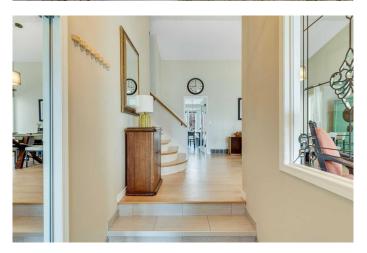
Upstairs, you'll find three generous bedrooms including a serene primary suite with a walk-in closet and spa-inspired ensuite. A versatile main floor bedroom works perfectly as a home office or guest space, and the fully finished basement includes an additional bedroom with its own 3-piece ensuiteâ€"ideal for flexible living arrangements.

Notable upgrades include newer windows (2024), furnace and hot water tank (2023), AC (2019), water softener, and beautifully maintained Hardie board siding. Outside, enjoy fresh sod (2024), a custom shed (2022), a 2-tier deck, and a gas BBQ lineâ€"perfect for easy outdoor living.

The location is unbeatable: multiple bus stops are just steps away with an elementary, junior high, AND high school within walking distance making day-to-day living simple and







stress-free. With quick access to Stoney Trail and all the lifestyle perks of Lake Sundance and Fish Creek Provincial Park, this home blends comfort, convenience, and community in one beautiful package. Check out the 3D tour to fully appreciate the pride ownership!

#### Built in 1988

#### **Essential Information**

MLS® # A2213285 Price \$799,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,838 Acres 0.13 Year Built 1988

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 700 Sunmills Drive Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 2Y8

## **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features No Smoking Home

Appliances Central Air Conditioner, Electric Oven, Garage Control(s), Microwave,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony, Other

Lot Description Back Lane, Back Yard

Roof Cedar Shake
Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 23

Zoning R-CG HOA Fees 299 HOA Fees Freq. ANN

## **Listing Details**

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.