

\$799,800 - 12 Sunmount Crescent Se, Calgary

MLS® #A2123735

\$799,800

4 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.14 Acres

Sundance, Calgary, Alberta

****Make your FIRST VISIT through our 3D tour.**** This exquisitely stylish home is welcoming to all who enter. It's on a corner lot so it's a little bigger than most and backs onto a green space with a kids park! It's also super close to Fish Creek Park for your year round outdoor adventures. You'll love the curb appeal to this home with its mature foliage and cement patio out front which is perfect for the afternoon sun. Upon entry you will discover an incredible wood planked vaulted ceiling that is a complete show stopper and sets the tone of character for the entire home. The front family room is a great size and features large floor to ceiling windows. The dining area can comfortably sit large family and friend gatherings for not only special meals but group activities as well. The kitchen is full of bonuses including plenty of cupboards, loads of quartz countertop space, a gorgeous backsplash, stainless steel appliances, an extremely large island with breakfast bar big enough to accommodate many barstools and a sink that overlooks the big backyard. The kitchen table allows for additional comfortable seating for smaller gatherings or can be used as a workspace. Step down into the family room and discover a wall to wall wood burning brick fireplace with large mantle in a room that has plenty of space for a variety of seating combinations and a sliding door to take you into the backyard. The private backyard is an excellent size and has a gate that opens up onto the green space with a kids play park.



Back inside, you'll love the the main floor bedroom (that could also be a den), a 2 pce bathroom, a separate door leading to the backyard and the laundry room. Take the stairs up to find three bedrooms including a good sized primary bedroom with a tastefully renovated bathroom that has heated floors. The other 4 pce bathroom upstairs has been updated and features a custom bathtub/shower. The undeveloped basement has plenty of room for future development. Other notables include a newer electrical panel, 3 yr old hot water tank, NO POLY B, shed, newer fence, newer roof and newer garage door. This home has character and added details that you just will not find in any other home. Pride of ownership and distinguished style is shown throughout this home. Located in the community of Lake Sundance, enjoy the additional features of this community including all levels of public schooling, restaurants, stores, a hospital, Fish Creek Park, and easy access to major roadways. Welcome Home!

Built in 1981

Essential Information

MLS® #	A2123735
Price	\$799,800
Sold Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,825
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split

Status	Sold
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Community Information

Address	12 Sunmount Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1W1

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Central Vacuum, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024

Days on Market	8
Zoning	R-C1
HOA Fees	285.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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