

# \$639,900 - 111 Sunmills Place Se, Calgary

MLS® #A2163328

**\$639,900**

4 Bedroom, 2.00 Bathroom, 1,417 sqft  
Residential on 0.08 Acres

Sundance, Calgary, Alberta

**\*\*OPEN HOUSE SEPTEMBER 15TH**

1:00-3:00 Step right up to your dream home, nestled on a fully renovated corner lot in a cul-de-sac because everyone knows the best parties happen in cul-de-sacs! This gem is just a hop, skip, and a jump away from beach access, and walking distance to schools from kindergarten to graduation. Lake Sundance is practically your backyard playground, offering year-round fun for all ages, plus easy commutes via Stoney or McLeod Trail. Enjoy the serenity of a mature, friendly neighborhood while knowing Shawnessy Center's amenities are just a few minutes away. This 4-bedroom beauty has had a top-to-bottom makeover fresh exterior paint, newer windows, a roof that's practically brand new, and a hot water tank from 2021. The interior got a full remodel this year, so it's practically sparkling!

Step inside and be wowed by the vaulted kitchen and living area. This corner lot boasts so many windows you might think you're living in a greenhouse. The split-level design is perfect for family life, with various living spaces that ensure everyone can have their own slice of paradise. There's even a main floor bedroom for those times when the in-laws come to visit or when you need a quiet retreat.

The side entry off the wrap-around deck makes accessing your home as convenient as finding a parking spot at a concert because



who doesn't want that? Downstairs, you'll find an additional bedroom and a recreation space that's ready for your next family game night or movie marathon. And let's not forget the split lower level—it's practically begging to be transformed into an epic kids' zone or a mega storage space for all your treasures.

The backyard is a blank canvas—think of it as a creative playground for your landscaping dreams. The seller even has drawings for a potential garage with a loft, just waiting for you to make it your own.

So, if you're looking for a home that's fresh, functional, and fantastically located, this could be the one! Swing by the open house this weekend or call your favorite realtor for a private showing. Your new adventure awaits!

Built in 1984

**Essential Information**

MLS® #	A2163328
Price	\$639,900
Sold Price	\$639,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,417
Acres	0.08
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

**Community Information**

Address	111 Sunmills Place Se
Subdivision	Sundance

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2R1

### **Amenities**

Amenities	Beach Access
Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2024
Date Sold	September 25th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	299.46
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

CIR Realty

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