

# \$899,900 - 64 Sunmount Road Se, Calgary

MLS® #A2212290

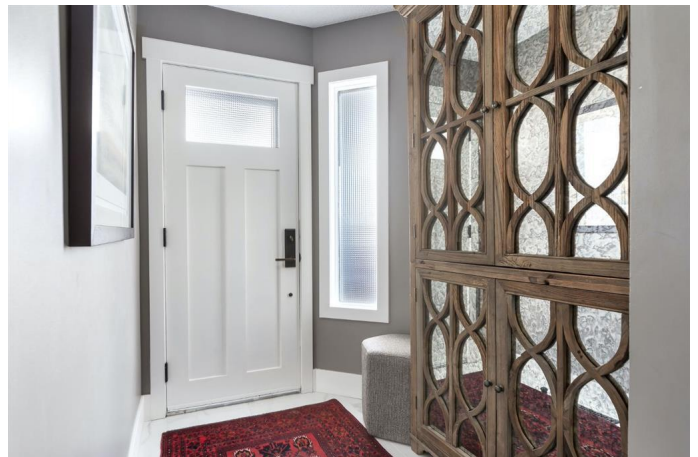
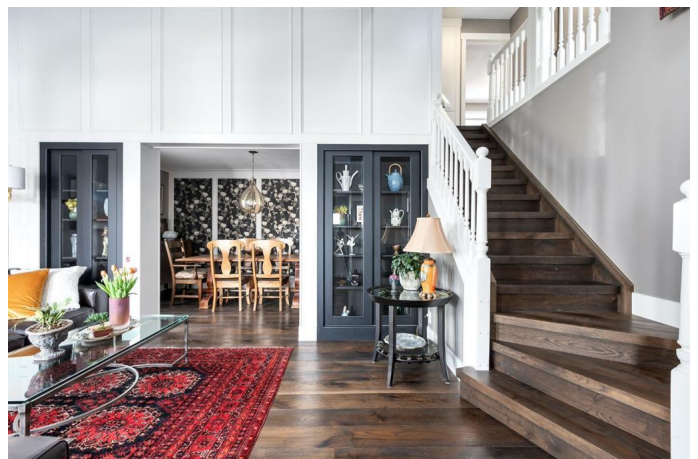
**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,902 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

**\*\*Open House Saturday May 3rd from 12p-2pm\*\*** 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 + 1 bedroom and 1 den down 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 office, den, 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/den with solid built-ins and access to your oversized double-car garage, future-proofed for EV, workshop and with abundant built-ins! 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 entertainerâ€™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!

Built in 1985

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2212290  |
| Price     | \$899,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                |
|----------------|----------------|
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,902          |
| Acres          | 0.11           |
| Year Built     | 1985           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 64 Sunmount Road Se |
| Subdivision | Sundance            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X2m9              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Beach Access, Playground, Visitor Parking                                         |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached, Oversized, 220 Volt Wiring, Insulated, Workshop in Garage |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Crown Molding, Stone Counters, No Animal Home, No Smoking Home, Natural Woodwork, Smart Home |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Electric Cooktop                                                                                                                  |
| Heating           | Forced Air                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                              |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Lighting, Private Yard, Storage  
Lot Description        City Lot, Few Trees, Front Yard, Landscaped, Street Lighting, Back Lane, Other, Yard Drainage  
Roof                      Asphalt Shingle  
Construction           Brick, Concrete, Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 16th, 2025  
Days on Market        15  
Zoning                    R-CG  
HOA Fees                285  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            MaxWell Capital Realty

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