

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

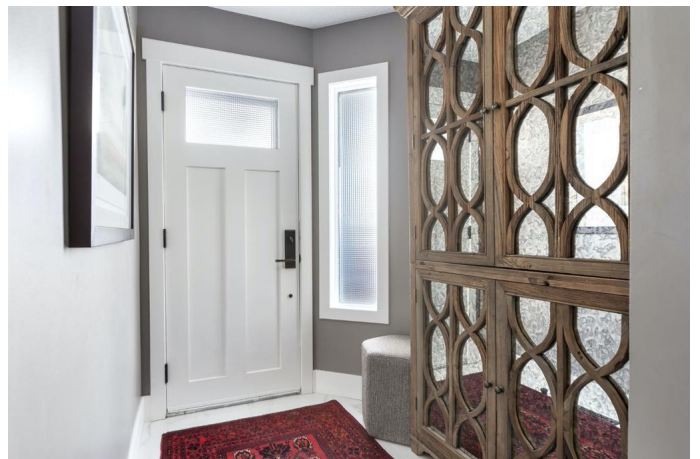
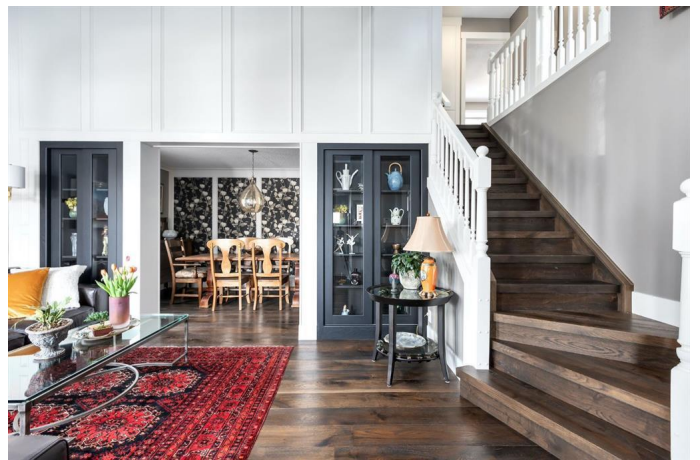
MLS® #A2207835

**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,902 sqft  
Residential on 0.11 Acres

Sundance, Calgary, Alberta

Open house this Saturday April 5th, 1-3 pm. 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 + 2 den home 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 living room, where youâ€™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 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® #     | A2207835  |
| Price      | \$899,900 |
| Bedrooms   | 3         |
| 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, Insulated, Oversized, Workshop in Garage, 220 Volt Wiring |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Bar Fridge, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  |
| 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   | Back Lane, City Lot, Few Trees, Front Yard, Landscaped, Other, Street Lighting, Yard Drainage |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Concrete, Mixed  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |
| HOA Fees       | 285             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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