

# \$964,999 - 64 Sunmount Road Se, Calgary

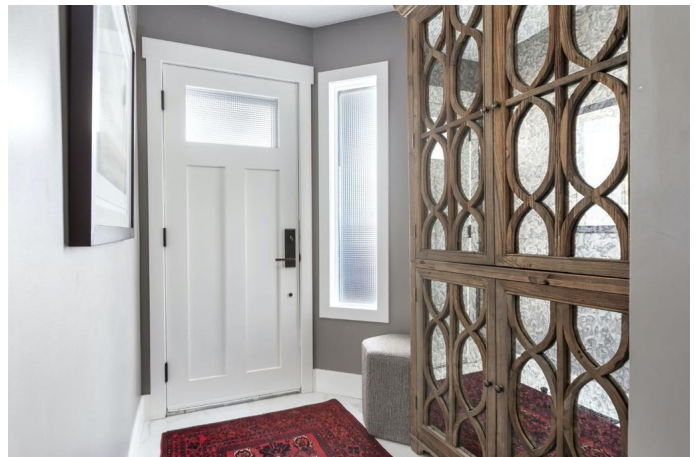
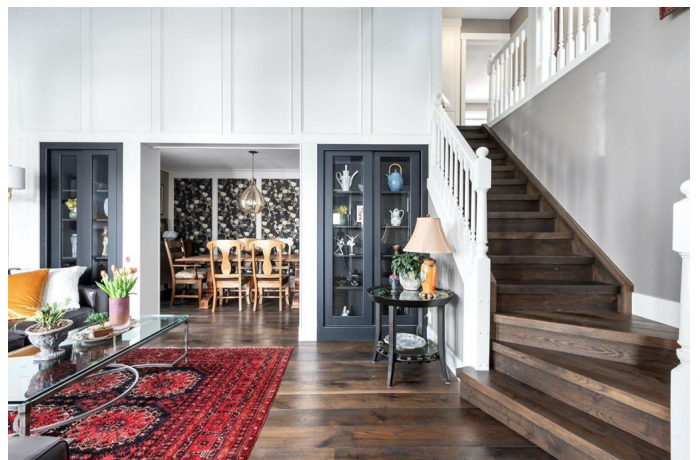
MLS® #A2197028

**\$964,999**

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

Sundance, Calgary, Alberta

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 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 with solid built-ins and access to your oversized double-car garage, future-proofed for EV, workshop and with abundant built-ins! ( credit for a brand-new front concrete driveway ready for summer). 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® #	A2197028
Price	\$964,999
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, 220 Volt Wiring, Workshop in Garage
# 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, Storage, Vinyl Windows, Stone Counters, Smart Home
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard, Storage, Garden

Lot Description Few Trees, Front Yard, Landscaped, Back Lane, City Lot, Other, Street Lighting, Yard Drainage

Roof Asphalt Shingle

Construction Brick, Concrete, Mixed

Foundation Poured Concrete

## Additional Information

Date Listed February 26th, 2025

Days on Market 14

Zoning R-CG

HOA Fees 285

HOA Fees Freq. ANN

## Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.