

8 Sunmount Gardens SE  
Calgary, Alberta

MLS # A2200872

\$950,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	1985 (40 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Suite Appliances ( Washer, Dryer, Hood Fan, Stove, Fridge ) , Main Hood Fan/Microwave (Sold as is)

This beautiful 6-bedroom, 2-story home in Calgary's sought-after lake community of Sundance has everything you need, including a 2-BEDROOM LEGAL SUITE in the basement—ideal for extended family or rental income. As you step inside, you're welcomed by a traditional front living room and a formal dining room, currently used as a home office. The kitchen, overlooking mature evergreen trees, opens into a casual dining nook and a spacious family room with a cozy fireplace. French doors lead out to a charming patio, perfect for morning coffee or relaxing with the natural views. Upstairs features FOUR generous bedrooms and two beautifully updated bathrooms, including a master suite with a walk-in closet. It's a great setup for family living, providing both space and privacy. The fully finished basement includes a legal 2-bedroom suite, perfect for rental or extended family. It comes with a large living area, kitchen, a bathroom, a den or workshop, and its own laundry room. With over 3,000 sq. ft. of living space, backing onto greenspace with bike access to Fish Creek Park, and close to top-rated schools, this home offers a rare chance to live in one of Calgary's premier lake communities. Don't miss out on this incredible property!