

**8 Sunmount Gardens SE  
Calgary, Alberta**

**MLS # A2169466**



**\$999,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,277 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Suite Appliances

**LEGAL SUITE ALERT!** This stunning 2-story home in the desirable lake community of Sundance offers everything you've been looking for, including a **\*\*LEGAL 2-BEDROOM SUITE\*\*** in the fully finished basement—perfect for extended family living or generating rental income. Step inside and be greeted by the charm of a traditional front living room and a formal dining room, currently used as a home office. The **\*\*bright kitchen\*\*** overlooks serene evergreen trees, flowing seamlessly into a cozy dinette area that opens up to the inviting family room, complete with a fireplace. The main level also features ample storage, a laundry room, and French doors leading to a lovely patio where you can enjoy your morning coffee while soaking in the natural beauty. Upstairs, you’ll find **\*\*4 generously-sized bedrooms\*\*** and 2 beautifully renovated bathrooms, including a spacious master suite with a walk-in closet. It’s the perfect layout for a family seeking comfort and convenience. The fully finished basement is designed for flexibility, offering a **\*\*legal 2-bedroom suite\*\*** that’s ideal for extended family living or rental income. It includes a large living area with a full kitchen, an additional bathroom, a den that could serve as a storage room or workshop, and a second laundry room. With **\*\*over 3000 sq. ft. of living space\*\***, its unbeatable location backing onto lush greenspace, and proximity to Fish Creek Provincial Park and top-rated schools at all levels, this Sundance home is a rare find. Don’t miss this opportunity to own a property in one of Calgary's most sought-after lake communities!