

# \$799,000 - 700 Sunmills Drive Se, Calgary

MLS® #A2213285

**\$799,000**

5 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.13 Acres

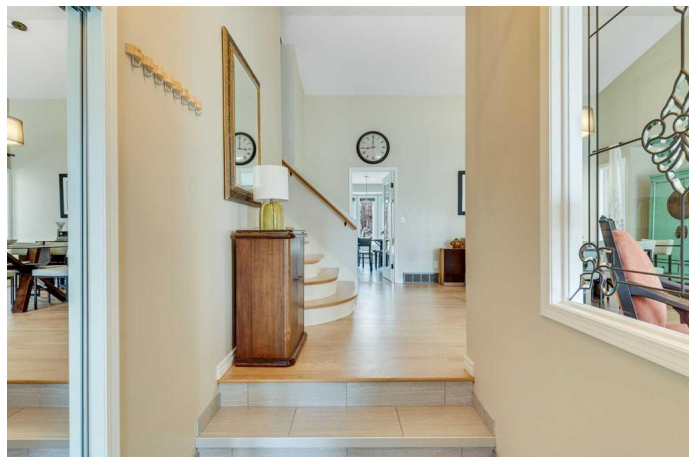
Sundance, Calgary, Alberta

Welcome to 700 Sunmills Drive SE â€” A thoughtfully updated 5-bedroom, 3.5-bath home just steps from Fish Creek Park in the heart of Lake Sundance, offering private lake access and year-round family fun. From the moment you step inside, the natural light, soaring ceilings, and freshly refinished hardwood floors (2024) create a sense of calm and connection. The heart of the homeâ€”a bright, welcoming kitchenâ€”features timeless finishes and clean lines, blending style and function in a way that just feels right.

Upstairs, you'll find three generous bedrooms including a serene primary suite with a walk-in closet and spa-inspired ensuite. A versatile main floor bedroom works perfectly as a home office or guest space, and the fully finished basement includes an additional bedroom with its own 3-piece ensuiteâ€”ideal for flexible living arrangements.

Notable upgrades include newer windows (2024), furnace and hot water tank (2023), AC (2019), water softener, and beautifully maintained Hardie board siding. Outside, enjoy fresh sod (2024), a custom shed (2022), a 2-tier deck, and a gas BBQ lineâ€”perfect for easy outdoor living.

The location is unbeatable: multiple bus stops are just steps away with an elementary, junior high, AND high school within walking distance making day-to-day living simple and



stress-free. With quick access to Stoney Trail and all the lifestyle perks of Lake Sundance and Fish Creek Provincial Park, this home blends comfort, convenience, and community in one beautiful package. Check out the 3D tour to fully appreciate the pride ownership!

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213285    |
| Price          | \$799,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,838       |
| Acres          | 0.13        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 700 Sunmills Drive Se |
| Subdivision | Sundance              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 2Y8               |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Beach Access                     |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                      |
| Appliances        | Central Air Conditioner, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Electric Oven |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Wood Burning                                                                                         |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Other       |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Cedar Shake          |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |
| HOA Fees       | 299              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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