

# \$765,000 - 35 Sunmount Close, Calgary

MLS® #A2213542

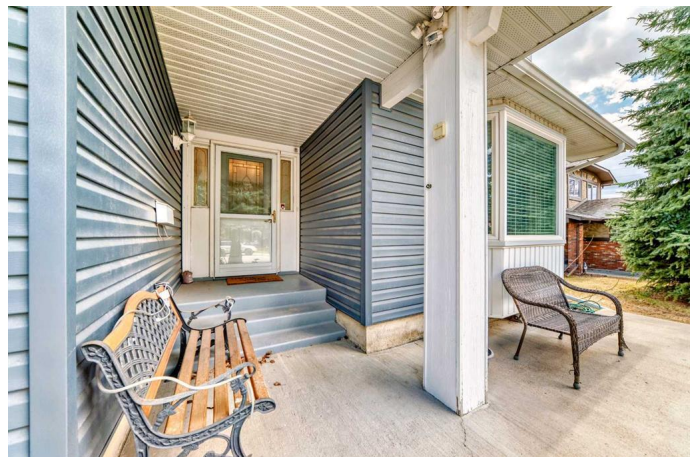
**\$765,000**

5 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.14 Acres

Sundance, Calgary, Alberta

Nestled in the tranquil community of Sundance, this expansive two-storey home boasts 5 generously sized bedrooms, 4 bathrooms, and a host of premium features including a heated garage, central air conditioning, and exclusive lake access. Upon entering the home, youâ€™re greeted by a spacious foyer that leads into the formal living and dining areas. The main floor features a well-appointed kitchen with stainless steel appliances and maple cabinets. Adjacent to the kitchen is a cozy family room with a wood burning fireplace perfect for intimate gatherings. The main floor includes a bedroom that would be ideal for a main level office and a half bath. The upper level boasts the primary suite with a generous-size bedroom and a luxurious ensuite. Two more additional bedrooms on the upper floor and another 4-piece bathroom provide ample space for family or guests. The fully developed basement includes a fifth bedroom, a full bathroom, and a large recreation room, ideal for a home theater, play area, or could even be developed into a 6th bedroom. The basement also has a Murphy bed all ready to be enjoyed by your guests or extended family. The generous-sized backyard is private and perfect for those family bar-b-cues or just relaxing in the sun, and the back lane is paved for an even quieter experience and less dust in the air. The double attached garage features 2 Calcana gas overhead heaters to keep it warm



all year round, and an extra room for your workbench, tools, or even extra storage. The home is situated in the heart of Sundance, a family-friendly neighborhood renowned for its serene ambiance and proximity to Fish Creek Provincial Park, which is only minutes away from your front door. The lake offers swimming and boating, paddle boarding, tennis and pickle ball, barbeque areas and cook shacks, skating, and sledding. This prime location is just steps away from top-rated schools, including French immersion and Catholic options, plus Centennial High School and Bishop O'Byrne High School. South Health Campus is only minutes away, and Shawnessy Shopping Complex is 5-minutes away. This is one that you need to check out. Book your showing today!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213542    |
| Price          | \$765,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,847       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 35 Sunmount Close |
| Subdivision | Sundance          |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 1V3 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground, Racquet Courts |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s)                                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Wood Burning                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Lake, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 13               |
| Zoning         | SR               |
| HOA Fees       | 299              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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