

# \$950,000 - 8 Sunmount Gardens Se, Calgary

MLS® #A2200872

**\$950,000**

6 Bedroom, 4.00 Bathroom, 2,277 sqft  
Residential on 0.14 Acres

Sundance, Calgary, Alberta

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!

Built in 1985

### Essential Information

MLS® #	A2200872
Price	\$950,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,277
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8 Sunmount Gardens Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B1

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None

Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full,

### Exterior

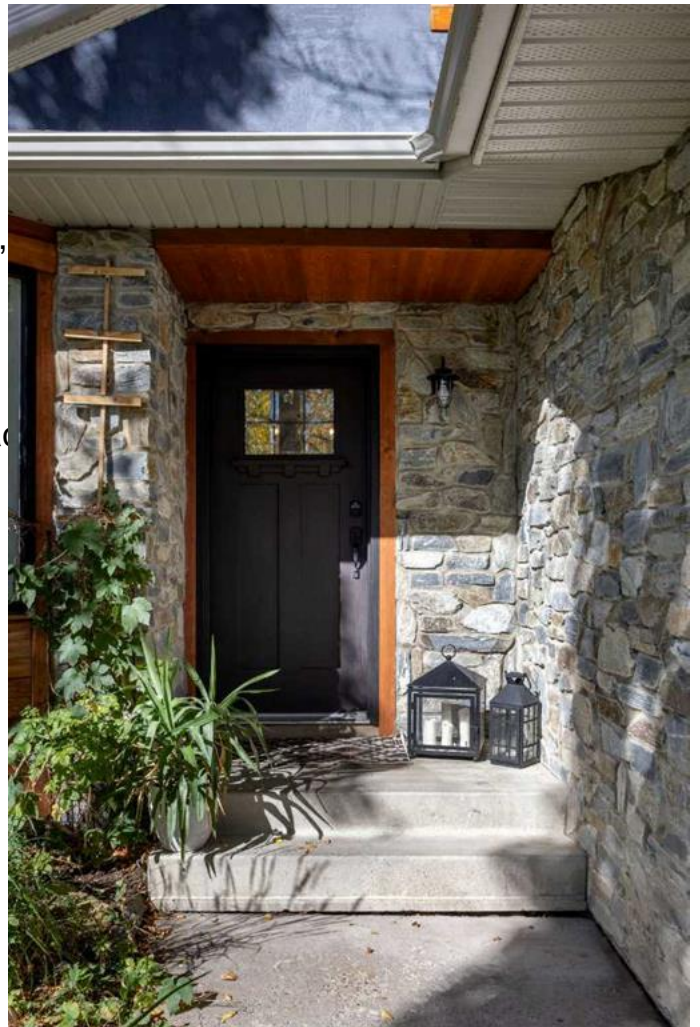
Exterior Features BBQ gas line  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Cedar  
Foundation Poured Concrete

### Additional Information

Date Listed March 10th, 2025  
Days on Market 4  
Zoning R-CG  
HOA Fees 299  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.