

# \$719,900 - 15 Sunmount Court Se, Calgary

MLS® #A2228294

**\$719,900**

4 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0.14 Acres

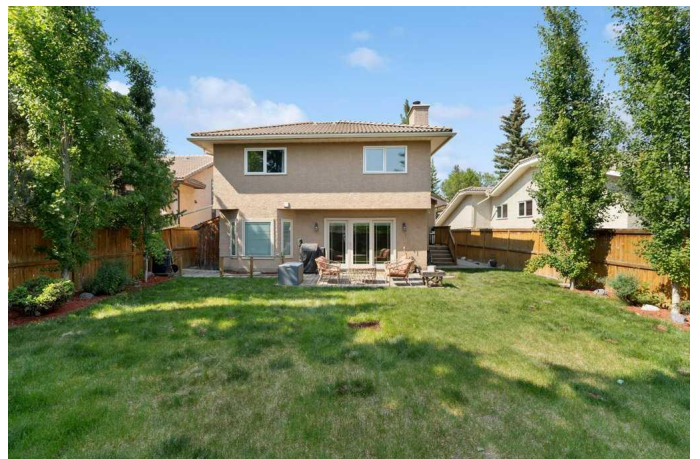
Sundance, Calgary, Alberta

Step into this beautifully maintained 4-bedroom, 3-bath home nestled on a quiet cul-de-sac in the sought-after lake community of **Sundance**. With **all new windows throughout**, this home offers an abundance of natural light and a fresh, updated feel perfect for a growing family.

You'll love the **spacious and versatile layout**, designed with modern family living in mind. From the moment you arrive, the **stucco and stone exterior**, **clay tile roof**, and **double attached garage** provide fantastic curb appeal. Inside, the open concept main level features a large living room and formal dining area—great for entertaining or family gatherings.

The kitchen is highly functional with a wall oven, **brand-new KitchenAid downdraft cooktop**, and convenient access to your sunny backyard and BBQ space. A few steps down is the cozy family room with a **wood-burning fireplace**, and **Pella French doors** that open to a private patio and a **large, fully fenced south-facing backyard**—a dream space for kids, pets, and summer fun!

This level also includes a **main floor bedroom or home office**, full 4-piece bathroom, and laundry room—ideal for today's flexible lifestyles.



Upstairs youâ€™ll find a spacious primary retreat with \*\*double-door entry\*\*, ensuite, and generous closet space, plus two more bedrooms and a full bathroomâ€”plenty of room for everyone.

Downstairs, enjoy movie nights and game days in your \*\*rec room and games area\*\*, dry bar, and tons of storage space in the crawl area.

**\*\*NO POLY B\*\***â€”the plumbing was updated to PEX in 2019.

Out back, the \*\*sunny south-facing yard\*\* is a true retreatâ€”beautifully landscaped with mature trees, garden beds, a lush lawn, and space to unwind or play.

Lake Sundance offers year-round recreationâ€”\*\*swimming, skating, fishing, hockey, boating, and more\*\*â€”plus access to top-rated schools, shopping, transit, \*\*Fish Creek Park\*\*, and \*\*Sikome Lake\*\*. Quick access to \*\*Stoney Trail and Macleod Trail\*\* makes getting around the city easy.

Don't miss your chance to get into one of Calgaryâ€™s most desirable lake communitiesâ€”\*\*book your private showing today\*\* and see why Sundance is the perfect place to call HOME.

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228294  |
| Price          | \$719,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,978     |

|            |               |
|------------|---------------|
| Acres      | 0.14          |
| Year Built | 1987          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 15 Sunmount Court Se |
| Subdivision | Sundance             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 2X8              |

### **Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Recreation Facilities, Beach Access |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached                                     |
| # of Garages   | 2                                                          |

### **Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                                        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Family Room, Tile, Wood Burning                                                                       |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot |
| Roof              | Clay Tile                                          |
| Construction      | Stone, Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |
| HOA Fees       | 320             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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