

# \$664,900 - 127 Sunmills Place Se, Calgary

MLS® #A2194691

**\$664,900**

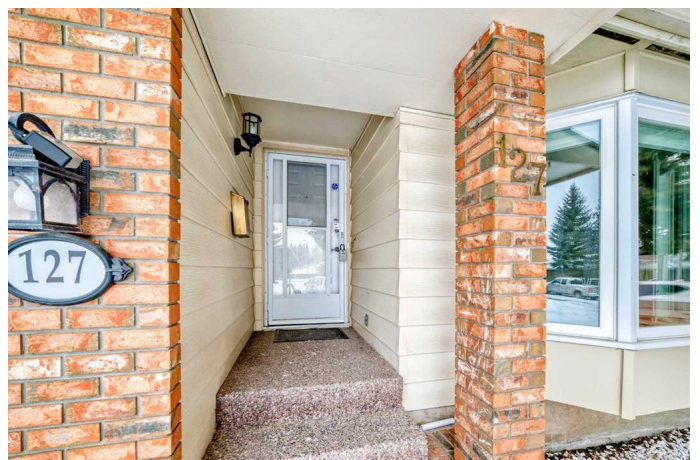
4 Bedroom, 4.00 Bathroom, 1,587 sqft  
Residential on 0.13 Acres

Sundance, Calgary, Alberta

Welcome to this exceptional 2-storey home with a LEGAL BASEMENT SUITE, offering a total of 2,456.8 sq. ft. of finished living space in the sought-after lake community of Sundance! This home is ideal for families and investors alike, featuring a legally suited basement with its own separate entrance, washer & dryer, fridge, and stove, making it move-in ready for tenants. The current owner has previously rented the suite for \$1,400/month and even added a dedicated tenant parking spot in the back for added convenience.

Step inside to an open and inviting main floor, where a spacious kitchen is complemented by a gas stove—perfect for cooking enthusiasts. Upstairs, the primary suite offers a private 3-piece ensuite, while two additional generous-sized bedrooms share a 4-piece bathroom. For ultimate convenience, this home features two laundry areas—one upstairs and one in the basement—ideal for families and rental privacy.

Enjoy the west-facing backyard, a sunny retreat complete with a hot tub for relaxation. The fence gate allows for RV parking, offering flexibility for recreational vehicles. Additional highlights include triple-pane windows, two furnaces (one exclusively for the basement with its own thermostat), and a high-efficiency gas dryer to help manage utility costs. A new roof (2018) and updated water heater (2015) provide extra peace of mind.



This prime location is just steps away from top-rated schools, including French immersion and Catholic options within a 2-4 minute walk, plus Fish Creek High School nearby. South Health Campus is only 4 minutes away, and Shawnessy Shopping Complex is a 5-minute drive. Nestled in a quiet cul-de-sac, this home offers both tranquility and convenience in a vibrant community with private lake access, schools, shopping, and more!

Don't miss this fantastic opportunity to own a home with built-in rental income and incredible amenities! Schedule your viewing today!

Built in 1984

### Essential Information

MLS® #	A2194691
Price	\$664,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	127 Sunmills Place Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 2R1

### **Amenities**

Amenities None  
Parking Spaces 5  
Parking Double Garage Attached, Parking Pad  
# of Garages 2

### **Interior**

Interior Features No Smoking Home, No Animal Home  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Hot Water, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Suite

### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage, Playground  
Lot Description Cul-De-Sac  
Roof Asphalt  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 14th, 2025  
Days on Market 26  
Zoning R-CG  
HOA Fees 300  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

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