# \$975,000 - 40 Sunmount Rise Se, Calgary

MLS® #A2199122

#### \$975,000

5 Bedroom, 4.00 Bathroom, 2,333 sqft Residential on 0.18 Acres

Sundance, Calgary, Alberta

Tucked away in one of the most coveted locations in Sundance, this beautifully renovated 5-bedroom home offers a rare opportunity to live on a quiet cul-de-sac with direct access to the walking paths of Fish Creek Park right outside your door. With no homes behind and a southwest-facing backyard, youâ€<sup>™</sup>II enjoy exceptional privacy, scenic sunsets, and the calming presence of nature every day.

This spacious and well-cared-for family home features four bedrooms upstairs and one additional bedroom in the finished basement. The main floor offers a warm and inviting layout, including a formal dining room, a great room, and a generous family room with wood-plank ceilings and a stunning wood-burning fireplace. The kitchen space is large and functional with incredible potentialâ€"ready for your personal design touch.

Extensively updated, this home includes central air conditioning (2021), two high-efficiency furnaces (2021), brand-new flooring on the main and upper levels, and fresh paint throughout. Both upstairs bathrooms have been fully renovated, along with the main floor laundry room and powder room. Youâ€<sup>™</sup>II also find new fixtures, lighting, knockdown ceilings upstairs, and thoughtful finishes throughout.







Outside, the southwest-facing yard is a standout featureâ€"nicely landscaped with room to relax and take in the views. Whether you're watching eagles soar overhead, spotting deer along the paths, or heading down to the nearby pond to catch a glimpse of the local beavers, this home truly embraces the lifestyle that comes with living beside a Provincial Park and in a Lake Community.

With vibrant community spirit, wonderful neighbours, access to excellent schools, transit, and the amenities of nearby Shawnessy, this is a rare gem in an unbeatable setting.

Built in 1985

### **Essential Information**

MLS® #	A2199122
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,333
Acres	0.18
Year Built	1985
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

#### **Community Information**

Address	40 Sunmount Rise Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C4

## Amenities

Amenities Parking Spaces Parking # of Garages	Beach Access, Clubhouse 4 Double Garage Attached, Driveway, Insulated 2
Interior	
Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Oven
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full
Exterior	

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Pie Shaped Lot, Views, Backs on to Park/Green
	Space, Fruit Trees/Shrub(s), No Neighbours Behind
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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