

# \$600,000 - 43 Sunmount Road Se, Calgary

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MLS® #A2220168

**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,585 sqft  
Residential on 0.08 Acres

Sundance, Calgary, Alberta

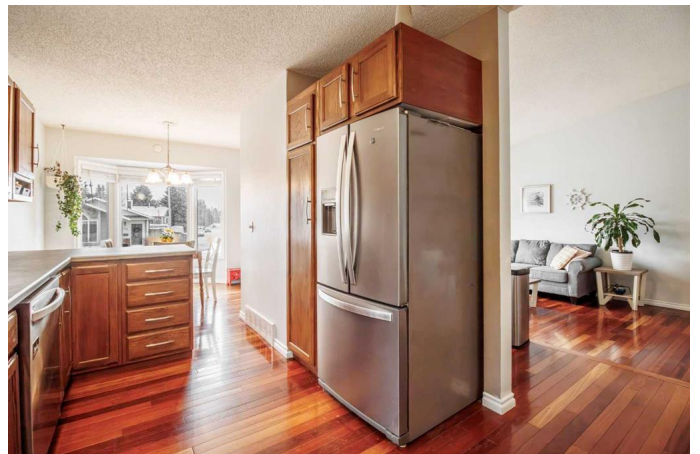
Charming 4-Level Split in the Heart of  
Sundance

Welcome to this bright and spacious 3-bedroom, 2-bathroom 4-level split home, nestled in the sought-after lake community of Sundance. Thoughtfully designed with comfort and functionality in mind, this home offers a warm and inviting atmosphere thatâ€™s perfect for both relaxing and entertaining.

Step inside to a sunlit main level featuring a bright, airy kitchen with ample cabinet space and generous countertopsâ€”ideal for daily meals or weekend culinary adventures. The spacious living areas flow effortlessly, with the lower-level family room offering a cozy wet barâ€”perfect for movie nights or hosting friends and family.

Upstairs, youâ€™ll find three well-appointed bedrooms, including a primary suite complete with a large window that fills the room with natural light. The adjacent full bathroom features a soothing jetted tub and in-floor heating, also found in the second bathroom for year-round comfort.

This home has seen several key updates, including a new furnace, air conditioner, and hot water tank, giving you modern peace of mind. The Poly-B plumbing has also been fully removed. Outside, enjoy a well-maintained yardâ€”ideal for outdoor gatherings or letting



the kids and pets play.

Perfectly located just minutes from Sundance Lake, top-rated schools, parks, and shopping, youâ€™ll also love the quick access to Fish Creek Provincial Park, Stoney Trail, and Deerfoot Trail.

Whether you're starting a new chapter or looking for your forever family home, this Sundance gem offers the lifestyle and location you've been searching for.

Donâ€™t miss your chanceâ€”book your private showing today!

Built in 1983

**Essential Information**

MLS® #	A2220168
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,585
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	43 Sunmount Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2N1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Laminate Counters, No Smoking Home, Storage, Dry Bar, French Door, Jetted Tub
Appliances	Bar Fridge, Dishwasher, Microwave, Microwave Hood Fan, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lake, Lawn, Rectangular Lot, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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