



127 Sunmills Place Calgary Alberta

\$735,000

Welcome to this fantastic 2 storey house with a LEGAL BASEMENT SUITE, offering a combined living space of 2,456.8 ft² finished area in the serene lake community of Sundance. This home is perfectly suited for families and investors alike, with a legally suited basement featuring a separate washer and dryer, fridge, and stove, ready for immediate rental income. The current owner has previously rented the suite for \$1,400/month and added a dedicated tenant parking spot in the back for added convenience. Step inside to discover the main floor's open and welcoming layout, where a gas stove graces the spacious kitchen. Upstairs, the luxurious master suite includes a private 3-piece ensuite, complemented by two generously sized bedrooms sharing a 4-piece bathroom. The upper-level laundry is a thoughtful touch for ease of living. The west-facing backyard provides a sunny retreat, complete with a hot tub for relaxation, and the fence gate allows for RV parking, offering flexibility for recreational vehicles. The home includes triple-pane windows, two furnaces (one dedicated to the basement with a separate thermostat), and a high-efficiency gas dryer to help manage utility costs. The newer roof (replaced in 2018) and updated water heater (2015) add further peace of mind. This prime location is just steps from excellent schools, including French immersion and Catholic options within a 2-4 minute walk, and Fish Creek High School nearby. South Health Centre is just 4 minutes away, and Shawnessy shopping complex is 5 minutes by car. The property is nestled in a quiet cul-de-sac, providing both tranquility and convenience. Don't miss this opportunity for a mortgage helper in a vibrant community with private lake access, schools, shopping, and more just moments away! (id:6769)

Bedroom 13.58 Ft x 14.92 Ft
 Other 11.42 Ft x 16.33 Ft
 3pc Bathroom 4.83 Ft x 9.17 Ft
 Laundry room 9.17 Ft x 8.17 Ft
 Living room 17.00 Ft x 11.50 Ft
 Dining room 11.50 Ft x 13.58 Ft
 Other 10.00 Ft x 15.75 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft
 Bedroom 12.00 Ft x 8.42 Ft
 Bedroom 9.42 Ft x 8.25 Ft
 Laundry room 3.17 Ft x 5.33 Ft
 4pc Bathroom 7.50 Ft x 5.00 Ft
 Primary Bedroom 15.58 Ft x 11.75 Ft
 3pc Bathroom 7.42 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
 eXp Realty

RE/MAX

**RE/MAX REAL ESTATE
 (CENTRAL)**

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Family room 13.25 Ft x 16.25 Ft