



## 416 Sunmills Drive Calgary Alberta

\$699,900

Welcome to your coveted SUNDANCE home. Meticulously maintained. Impressive 2193.68 sq ft of well-designed living space. The welcoming foyer offers stunning views of the soaring vaulted ceiling. The mn living area boasts an extra-large living room that seamlessly connects to the formal dining space - perfect for large family gatherings & entertaining guests. The mn floor also features a versatile NEWLY carpeted flex room, providing ample space for home office, study, playroom or even extra bedroom space. The kitchen offers oak cabinets, GRANITE countertops, SS appliances. Nice spot to enjoy day-day meals w/so much natural light. Family room w/wood burning fireplace competes this space. 2 piece bath conveniently located around corner. Mn floor laundry & easy transition to attached garage. HW & tile throughout mn level + up the stairs - makes cleaning a breeze! Perfect for pets or any family members w/allergies! The supersized primary bedroom is a private retreat w/full ensuite. The upstairs landing w/hardwood floors adds an additional touch of sophistication and creates a very open feeling. Two additional good sized bedrooms upstairs with brand NEW carpet! Plus another full bathroom. Discover even more possibilities with this remarkable home, as it comes complete with a rare and fantastic feature - a fully finished 2-bedroom/1 bath 1109.73 sq ft ILLEGAL basement suite with its own private entrance, ensuring privacy for both the main residents and those enjoying the basement space. Full sized appliances. Own laundry. Loads of parking options. This illegal basement suite adds versatility and value to an already impressive property. Sundance is so close to the new ring rd!!! Great access to everything Calgary offers. Your new home sits on a PIE corner lot, backing a PAVED alley - without neighbours staring directly into your house! Walking distance to all the schoo...

4pc Bathroom 9.33 Ft x 4.92 Ft

4pc Bathroom 9.00 Ft x 8.67 Ft

Bedroom 9.42 Ft x 14.33 Ft

Bedroom 9.25 Ft x 12.00 Ft

Primary Bedroom 14.17 Ft x 19.08 Ft

Other 9.00 Ft x 5.08 Ft

Kitchen 12.33 Ft x 16.50 Ft

Storage 13.58 Ft x 11.25 Ft

Storage 15.33 Ft x 13.92 Ft

2pc Bathroom 3.33 Ft x 6.33 Ft

Breakfast 11.08 Ft x 9.83 Ft

Den 10.67 Ft x 10.92 Ft

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

Listing Presented By:



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**RE/MAX**

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

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**3pc Bathroom** 7.58 Ft x 4.08 Ft  
**Bedroom** 13.58 Ft x 15.33 Ft  
**Bedroom** 13.50 Ft x 12.58 Ft  
**Other** 8.92 Ft x 14.92 Ft

**Family room** 12.50 Ft x 14.00 Ft  
**Foyer** 6.50 Ft x 12.83 Ft  
**Kitchen** 11.08 Ft x 9.25 Ft