



# 111 Sunmills Place Calgary Alberta

\$639,900

**\*\*OPEN HOUSE SEPTEMBER 15TH 1:00-3:00** Step right up to your dream home, nestled on a fully renovated corner lot in a cul-de-sac--because everyone knows the best parties happen in cul-de-sacs! This gem is just a hop, skip, and a jump away from beach access, and walking distance to schools from kindergarten to graduation. Lake Sundance is practically your backyard playground, offering year-round fun for all ages, plus easy commutes via Stoney or McLeod Trail. Enjoy the serenity of a mature, friendly neighborhood while knowing Shawnessy Center's amenities are just a few minutes away. This 4-bedroom beauty has had a top-to-bottom makeover--fresh exterior paint, newer windows, a roof that's practically brand new, and a hot water tank from 2021. The interior got a full remodel this year, so it's practically sparkling! Step inside and be wowed by the vaulted kitchen and living area. This corner lot boasts so many windows you might think you're living in a greenhouse. The split-level design is perfect for family life, with various living spaces that ensure everyone can have their own slice of paradise. There's even a main floor bedroom for those times when the in-laws come to visit or when you need a quiet retreat. The side entry off the wrap-around deck makes accessing your home as convenient as finding a parking spot at a concert--because who doesn't want that? Downstairs, you'll find an additional bedroom and a recreation space that's ready for your next family game night or movie marathon. And let's not forget the split lower level--it's practically begging to be transformed into an epic kids' zone or a mega storage space for all your treasures. The backyard is a blank canvas--think of it as a creative playground for your landscaping dreams. The seller even has drawings for a potential garage with a loft, just waiting for you to make it your own. So, if you're looking for ...

Primary Bedroom 14.17 Ft x 10.58 Ft

Bedroom 12.58 Ft x 9.00 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Recreational, Games room 13.25 Ft x 18.83 Ft

Bedroom 9.25 Ft x 8.67 Ft

Other 4.75 Ft x 4.00 Ft

Living room 13.58 Ft x 14.33 Ft

Dining room 15.50 Ft x 9.42 Ft

Kitchen 10.58 Ft x 12.42 Ft

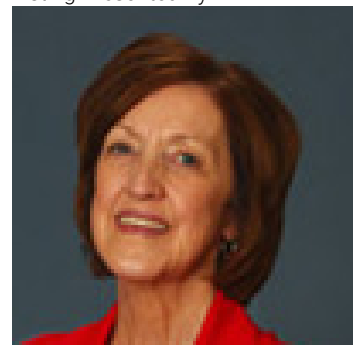
Family room 14.58 Ft x 10.17 Ft

Bedroom 12.25 Ft x 9.33 Ft

4pc Bathroom 9.33 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:  
CIR Realty



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