



256 Sunmills Place Calgary Alberta

\$830,000

Tucked away on a private, quiet cul-de-sac in the highly sought-after lake community of Sundance, this meticulously maintained and extensively updated home offers the perfect blend of location, lifestyle and long-term value. Just steps from the summer entrance to Lake Sundance, Sundance School and Father Whelihan School. Enjoy year-round lake access along with walking distance to playgrounds and pathways to Fish Creek Park. Situated on a sunny south-facing pie-shaped lot with a paved back lane, RV gravel pad and custom gate (2022), this property offers incredible outdoor space including a new deck (2023) with gas line for BBQ, new fencing (2022 & 2025), stamped concrete walkway, storage shed and even a mature grapevine that produces dark purple grapes perfect for homemade jam. Inside, vaulted ceilings create an airy feel in the formal living and dining areas, while the updated white kitchen features quartz countertops, backsplash, newer appliances including an electric induction stove (2 years old), and overlooks the inviting family room with a stunning brick wood burning fireplace (with recent WETT inspection) and built-ins. A French door separates the rear mudroom/laundry area with 2-piece bath, side entrance and access to the garage. The fully developed basement includes a large bedroom with walk-in closet, 4-piece bath, wet bar and a generous family room. Upstairs offers three spacious bedrooms including a generous primary retreat with french doors, a walk-in closet and updated 4-piece ensuite, plus an additional full bath with quartz and new tile. Major upgrades provide peace of mind: new furnace and hot water tank (2024), new electrical panel (2024), radon remediation ASD System (2023), most windows replaced with triple pane, new carpet, new fire alarms throughout, updated caulking, Nest thermostat, central vac with attachments, and NO Poly-B plumbing. Roof s...

Recreational, Games room 20.00 Ft x 15.83 Ft

Bedroom 13.67 Ft x 9.50 Ft

Storage 9.50 Ft x 7.67 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 13.75 Ft x 11.42 Ft

Kitchen 12.08 Ft x 9.25 Ft

Laundry room 6.58 Ft x 4.17 Ft

2pc Bathroom 5.50 Ft x 4.25 Ft

Other 8.17 Ft x 3.08 Ft

Primary Bedroom 14.58 Ft x 13.33 Ft

Other 5.42 Ft x 4.92 Ft

Bedroom 13.00 Ft x 9.17 Ft

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Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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Dining room 12.08 Ft x 9.58 Ft

Breakfast 13.83 Ft x 8.08 Ft

Foyer 10.25 Ft x 5.00 Ft

Family room 18.42 Ft x 12.50 Ft

Bedroom 11.17 Ft x 9.08 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft