

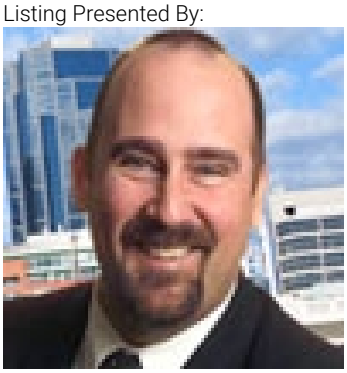
683 Sunmills Drive Calgary Alberta

$658,000

Immediate possession possible! Location truly does not get much better than this! Incredibly well-located Sundance home, literally steps from some of the community's BEST schools, parks & amenities. Stand on your driveway & watch your kids walk past TWO houses - then cross ONE street - to arrive at Mid-Sun Jr High (Grades 7-9)! Fish Creek Elementary K-6 is located right beside!!! Imagine not only being able to walk your kids to school - but you can pop over for a parent-teacher conference, bring them the homework or lunch or boots they forgot, attend a band concert, school event or ball game without ever getting in the car...PLUS NO more fighting for a parking spot! Behind the schools - enjoy a huge field with ball diamonds, basketball courts & 2 playgrounds, creating an amazing extension of your own backyard & giving kids plenty of space to play, meet friends & stay active!!! Sundance is also home to Centennial High School for Grades 10-12, making this an incredible community for families with children at every stage. PLUS Sundance offers another K-6 Elementary w/French Immersion program & a K-9 Catholic school - 20 min walk. Add in quick access to major roadways, nearby Fish Creek Provincial Park, pathways, shopping & amenities = easy to see why this location is so hard to replace. Living in Sundance also means full LAKE privileges. Mn lake entrance is approx. 15-min walk - giving your family access to year-round recreation. From summer days at the beach to skating & winter activities PLUS events like Fireworks on New Years, Stampede Breakfasts, Movies at the lake, Easter Egg Hunts! Lake Sundance is one of the reasons families LOVE staying in this neighbourhood for years. Current owners lived here 28 years.....now it is time for a new family to make it their own. The home offers just under 2,000 sq ft above grade plus a finished basement w/4 beds, 3.5 bath...

4pc Bathroom 8.83 Ft x 4.92 Ft
4pc Bathroom 10.42 Ft x 7.58 Ft
Bedroom 12.25 Ft x 12.33 Ft
Bedroom 10.17 Ft x 9.67 Ft
Primary Bedroom 12.00 Ft x 14.92 Ft
4pc Bathroom 4.92 Ft x 7.17 Ft
Furnace 9.83 Ft x 11.00 Ft
2pc Bathroom 4.83 Ft x 4.75 Ft
Breakfast 9.08 Ft x 11.08 Ft
Dining room 17.42 Ft x 11.00 Ft
Family room 17.83 Ft x 13.25 Ft
Foyer 6.08 Ft x 7.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 11.33 Ft x 10.42 Ft

Recreational, Games room 18.42 Ft x 18.33 Ft

Storage 16.92 Ft x 12.75 Ft

Kitchen 9.42 Ft x 10.92 Ft

Laundry room 10.42 Ft x 8.08 Ft

Living room 12.17 Ft x 12.00 Ft