

64 Sunmount Road SE
Calgary, Alberta

MLS # A2207835



\$899,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,902 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Workshop in		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Landscaped, Other, Street Lighti		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Stone Counters, Storage, Vinyl Windows

Inclusions: Shed

Open house this Saturday April 5th, 1-3 pm. The ultimate living experience in the heart of Sundance! An incredible opportunity to own a home with lake access Fish Creek Park just steps away! This meticulously renovated executive 3 bedroom + 2 den home spans over 2,900 sq. ft. of luxury living space on a full-size mature lot, designed w/ exceptional & sophisticated taste that will leave a lasting impression. This executive home is crafted from the finest materials with unparalleled designer craftsmanship. The owner, a highly skilled woodworker/carpenter, has created a space like no other. Step inside the custom front foyer and into the living room, where you'll find wide-plank white oak hardwood flooring straight out of Restoration Hardware magazine, 14-ft vaulted ceilings with skylights, walnut built-ins, and a large dining room featuring designer wallpaper, perfect for hosting unforgettable dinner nights. Around the corner from the dining room is the SHOWSTOPPER kitchen, featuring Corian countertops, rich custom solid-wood cabinetry with dovetail drawers, including a corner cabinet window for added natural light, pull out pantry with high-end Legrabox pullout drawers, WOLF appliances, high-end Emtek fixtures, a built-in oven/microwave and a custom breakfast nook table + bench with custom storage. A beautiful room divider separates the contemporary family area, complete with a soothing fireplace & access to your secluded backyard. Enjoy the oversized laundry area w/custom white oak built-in hideaway shelving, large storage cabinets, a pull-out vacuum holder, and high-end Miele washer & dryer set. Down the hallway, discover a stunning powder room with exquisite attention to detail, a spectacular office with solid built-ins and access to your oversized double-car garage, future-proofed for EV, workshop and with abundant built-ins! Upstairs the

master bedroom is exceptional featuring a spacious walk-in closet with custom built-ins, a luxurious spa ensuite with a custom shower, designer tile, and a gorgeous double vanity, beautiful stone countertops and custom ample storage. Two large additional bedrooms enjoy built-ins, and the high-end 4-piece bathroom is outfitted with designer fixtures +stunning tile work. The fully finished lower level is an entertainer's dream, offering a recreation area perfect for Netflix movie nights with custom built-ins, a custom ebony kitchenette w/ high-end finishes, a full-size wine fridge, an extra-large den & family fun games area, room to add a bathroom & spacious storage. Don't miss all the customization throughout (full list available), an exceptional appliance package, an expansive, fully fenced backyard with a large deck, pergola beautiful landscaping, upgraded mechanical, estate-level finishing, designer hardware, and a forever Turn Key home for your family especially in this lake community, just steps from winding Fish Creek pathways & Lake. A must see!