

# \$699,900 - 701 Sunmills Drive Se, Calgary

MLS® #A2213633

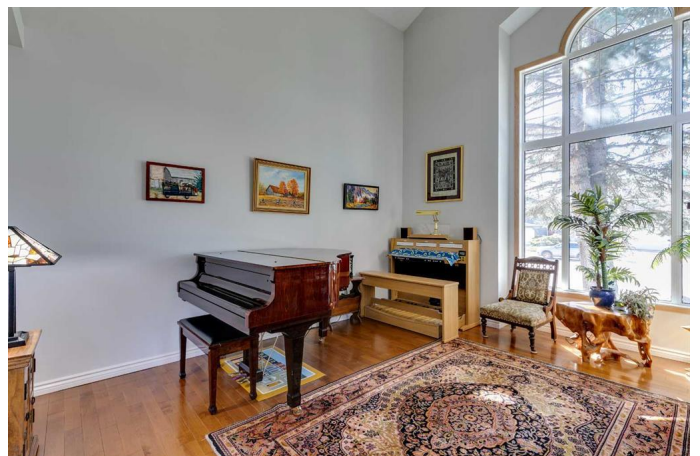
**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,175 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Step into this stunning residence, offering a distinctive layout highlighted by soaring vaulted ceilings, expansive picturesque windows, and beautiful architectural details. The open foyer greets you with double doors, large entry closets, and a glass vestibule door that adds an elegant touch upon entry. The bright and spacious living room features gleaming hardwood floors, vaulted ceilings, and striking Palladian windows, seamlessly flowing into the formal dining room—perfect for entertaining. The kitchen boasts shaker-style cabinetry, laminate countertops, full-height tile backsplash, and black appliances. A skylight above brings in an abundance of natural light, while a separate breakfast nook adds a cozy, functional space. From here, a glass patio door leads to a private three-tier deck and serene backyard, ideal for outdoor relaxation. The generously sized family room centers around a charming wood-burning brick-faced fireplace, with triple glass doors opening to a fully fenced private backyard, perfect for both entertaining and quiet relaxation. A den on the main floor offers a versatile space—ideal for a home office or a main-floor bedroom. The main level also includes a 4-piece bathroom and a spacious laundry room with convenient access to the garage. Upstairs, you’ll find three well-appointed bedrooms, including a master retreat featuring a luxurious four-piece ensuite. This ensuite offers a soaker tub, stand-up shower, skylights, heated towel rack, and a



large vanity for added convenience. The basement includes a large fourth bedroom and additional versatile space that could serve as a home gym, workshop, or provide ample storage. This home is further enhanced by central air conditioning, as well as newer windows and doors (2021). The property offers a gravel RV parking pad, with back lane access for added convenience. The meticulously manicured landscaping provides privacy through mature trees and shrubs, while an outdoor shed offers plenty of storage options. Located in a wonderful neighbourhood with lake access and all essential amenities nearby, this home truly offers a perfect blend of style, comfort, and functionality.

Don't miss out on this exceptional property—schedule your private viewing today!

Built in 1987

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213633      |
| Price          | \$699,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,175         |
| Acres          | 0.12          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 701 Sunmills Drive Se |
| Subdivision | Sundance              |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 2Z1 |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings               |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Wood Burning, Brick Facing, Mantle                                                                                                      |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Frame, Wood Siding                                                     |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | R-C1          |
| HOA Fees       | 299           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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