



ID# 10659

MLS®# C4220740

\$649,888

Sundance 120 Sunmount Road SE Calgary

Single Family
4 Level Split
Year Built: 1985



4
Bedrooms



3
Bathrooms



1,679
Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-831-9212

Property Highlights

BEAUTIFUL RENOVATED home in desirable Sundance Ridge! EXCELLENT LOCATION, 1/2 BLK to FISH CREEK PARK; QUIET street; CLOSE to schools, shops, & Lake Sundance! VAULTED ceiling on mn & upper w/ knockdown texture, LED pot lights, & NEW GLASS railing on mn. OPEN & BRIGHT; NEW wide plank ENGINEERED HARDWOOD & NEW TILE floor! Brand new STUNNING kitchen w/ HUGE 9FT island, QUALITY soft-close cabinets w/ CROWN, lower lights, GRANITE, & NEW STAINLESS appl'ces w/ induction stove & counter-depth fridge! GENEROUS lower family rm w/ wood F/P, UPDATED 2-pce bath & laundry! SPACIOUS master w/ walk-in closet & MODERN 3-pce bath w/ tile shower & body jets. Two LARGE kids' rms & UPDATED 4-pce bath. Finished bsmt has HUGE rec rm w/ wet bar, 4th bedrm & storage in tall crawlspace. HIGH-END California shutters & blinds; ALL NEW WINDOWS (2016), NEW HW tank (20...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10659](https://rhinorealty.com/?ID=10659)



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All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$649,888

ID# 10659
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120 Sunmount Road SE
Calgary, AB T2X 2M6

GENERAL DETAILS

Community: Sundance
Property Type: Single Family
Style: 4 Level Split, detached
Year Built: 1985
of Finished Levels: 4
Sq Ft Above Grade: 1679
Total Dev'pd Sq Ft: 2170
Front Windows Face: Southeast
Back Yard Faces: Northwest

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; one 3-piece; one 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	19.4x12.1	5.9x3.7
Family Room	Main Floor	16.9x11.3	5.15x3.45
Kitchen	Main Floor	20.0x13.6	6.1x4.15
Rec Room	Basement	24.3x14.4	7.4x4.4
Master Bedroom	Upper Floor(s)	15.6x11.3	4.75x3.45
Bedroom	Upper Floor(s)	11.6x8.2	3.55x2.5
Bedroom	Upper Floor(s)	11.6x8.0	3.55x2.45
Bedroom	Basement	12.6x9.0	3.85x2.75

Basement: partial, crawl space, fully finished
Flooring: hardwood, tile, carpet
Fireplace(s): 1
Fireplace Fuel: Wood Burning
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, freezer, electric stove, microwave, bar fridge, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings, tv mounts
Interior Features: stainless steel appliances, granite counter, knock down/upgraded ceiling texture, newer roof (under 5 years old), newer windows (under 5 years old), newer furnace (under 5 years old), high efficiency furnace, no smoking, vaulted ceilings

EXTERIOR

Exterior Finish: wood siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached, oversized parking
Total # of Parking Spots: 2
Location Attributes: lake privileges, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: patio, landscaped, fully fenced, natural gas line (bbq), stamped concrete/exposed aggregate patio
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	48.9	14.9
Lot Depth (Average):	100.1	30.51
Lot Area:	4886.9	454

Lot Shape: Rectangular
Property Taxes: \$3541.02, Annual
HOA Fee: \$244, Annual



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