

**256 Sunmills Place SE**  
**Calgary, Alberta**

**MLS # A2288975**



## \$819,900

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey Split                                                         |               |                   |
| <b>Size:</b>     | 1,872 sq.ft.                                                           | <b>Age:</b>   | 1985 (41 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot |               |                   |

|                    |                                                                                                  |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Natural Gas                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cedar                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, French Door, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** White cabinet in front living room, white shoe cabinet in foyer, laundry room cabinet, baby gate at top of stairs, Mantel Mount TV mount above the fireplace, fridge in the basement, radon remediation, planter sitting on the RV parking, Nest thermostat, skunk-proof shed in the backyard (exterior will be finished by possession), built-in umbrella on deck.

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 shingles replaced (2016). Central A/C is newly installed. With amazing neighbours and a truly special street known for its strong sense of community and family-friendly atmosphere, this is a rare opportunity to own a move-in ready home in one of Calgary's most established and beloved lake communities.