

# \$975,000 - 40 Sunmount Rise Se, Calgary

MLS® #A2199122

**\$975,000**

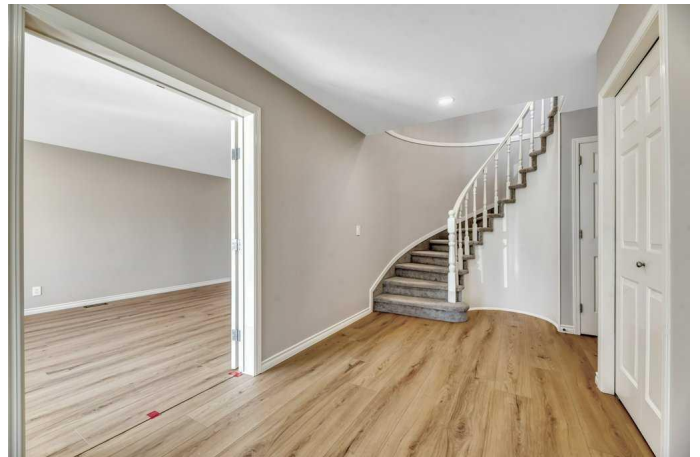
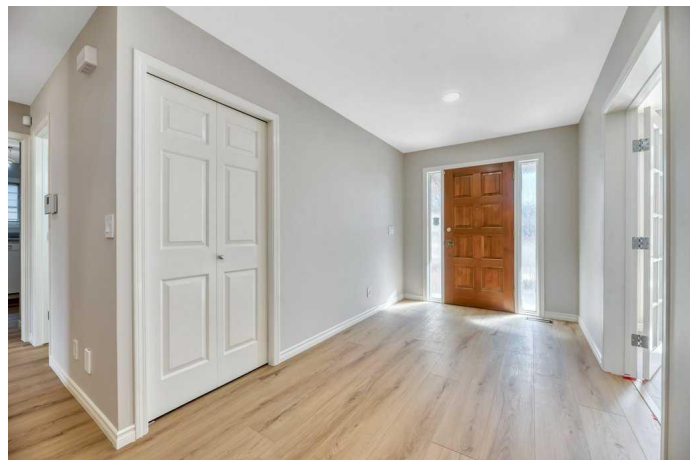
5 Bedroom, 4.00 Bathroom, 2,333 sqft  
Residential on 0.18 Acres

Sundance, Calgary, Alberta

Tucked away in one of the most coveted locations in Sundance, this beautifully renovated 5-bedroom home offers a rare opportunity to live on a quiet cul-de-sac with direct access to the walking paths of Fish Creek Park right outside your door. With no homes behind and a southwest-facing backyard, you'll enjoy exceptional privacy, scenic sunsets, and the calming presence of nature every day.

This spacious and well-cared-for family home features four bedrooms upstairs and one additional bedroom in the finished basement. The main floor offers a warm and inviting layout, including a formal dining room, a great room, and a generous family room with wood-plank ceilings and a stunning wood-burning fireplace. The kitchen space is large and functional with incredible potential—ready for your personal design touch.

Extensively updated, this home includes central air conditioning (2021), two high-efficiency furnaces (2021), brand-new flooring on the main and upper levels, and fresh paint throughout. Both upstairs bathrooms have been fully renovated, along with the main floor laundry room and powder room. You'll also find new fixtures, lighting, knockdown ceilings upstairs, and thoughtful finishes throughout.



Outside, the southwest-facing yard is a standout feature—nicely landscaped with room to relax and take in the views. Whether you™re watching eagles soar overhead, spotting deer along the paths, or heading down to the nearby pond to catch a glimpse of the local beavers, this home truly embraces the lifestyle that comes with living beside a Provincial Park and in a Lake Community.

With vibrant community spirit, wonderful neighbours, access to excellent schools, transit, and the amenities of nearby Shawnessy, this is a rare gem in an unbeatable setting.

Built in 1985

### Essential Information

MLS® #	A2199122
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,333
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Sunmount Rise Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C4

## Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Oven, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Views, Pie Shaped Lot
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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