\$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

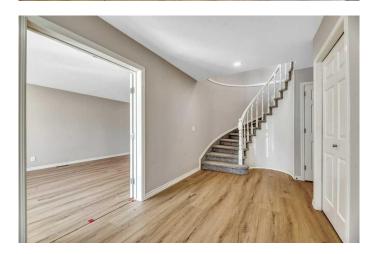
Tucked away in one of the most coveted locations in Sundance, this beautifully renovated 5-bedroom home offers a rare opportunity to live on a quiet cul-de-sac with direct access to the walking paths of Fish Creek Park right outside your door. With no homes behind and a southwest-facing backyard, you'II 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 potentialâ€"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'II also find new fixtures, lighting, knockdown ceilings upstairs, and thoughtful finishes throughout.







Outside, the southwest-facing yard is a standout featureâ€"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),

Microwave Hood Fan, Refrigerator, Window Coverings, Gas Oven

Heating High Efficiency

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Front Yard, Pie Shaped Lot, Views, Backs on to Park/Green

Space, Fruit Trees/Shrub(s), No Neighbours Behind

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2025

Days on Market 9

Zoning R-CG HOA Fees 299

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services