

# **\$674,900 - 256 Sunmount Bay Se, Calgary**

MLS® #A2233693

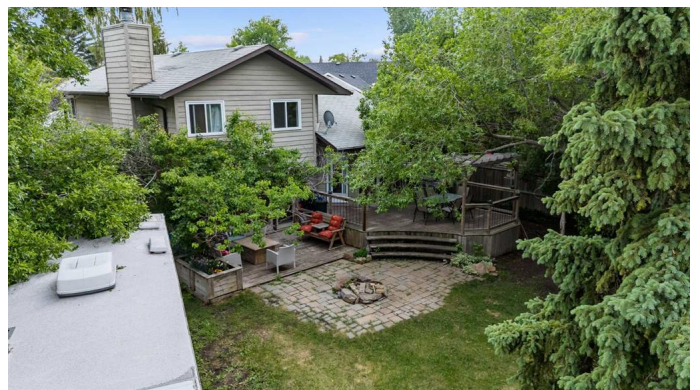
**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,979 sqft

Residential on 0.17 Acres

Sundance, Calgary, Alberta

Beautiful family home in the ever-popular community of Lake Sundance! Perfect location on a quiet cul-de-sac within walking distance of Fish Creek Provincial Park, local schools and of course, the Lake Sundance amenities! Enjoy strolls or bike rides through nature in Fish Creek Park on miles of paved pathways steps away from this home. Have a vacation every day, enjoying year-round activities including beaches, swimming, volleyball, basketball, tennis, picnic tables and BBQ pits, winter skating, hockey rinks & sledding. No hassle with long commutes or bus rides to school. Instead, the kids can walk to local schools from kindergarten through high school. Massive pie shaped lot invites you to enjoy your family time. Play or relax on the huge deck or roast marshmallows in the fire pit on a private stone patio. The kids will love playing in the tree house built in the canopy of a large mature tree. There is even room to park your R.V. with access from the back lane. The home offers loads of space for a growing family with 4 bedrooms & 3 full baths! Numerous upgrades over the years include most windows replaced, updates to the bathrooms, flooring, light fixtures and more. Gleaming hardwood flooring and a modern gas fireplace feature in the living and dining rooms. Large kitchen with classic oak cabinets, stainless steel appliances and a roomy eating nook with access to the back deck for convenient access to the BBQ! The lower-level walkout has a large family room



featuring a wood burning fireplace flanked by built-ins. Den/bedroom and a FULL bath and laundry room complete this level. Upstairs has a massive Primary bedroom with loads of closet space and a full ensuite bath. 2 additional childrenâ€™s bedrooms and a full bath. The basement is finished, adding a recreation room, den & lots of storage space. Come enjoy the lake life offered by this beautiful home and fabulous community!

Built in 1985

**Essential Information**

MLS® #	A2233693
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,979
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	256 Sunmount Bay Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1M8

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front, Parking Pad, RV Access/Parking, Rear Drive

# of Garages 2

### Interior

Interior Features Built-in Features, Vaulted Ceiling(s)  
Appliances Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Fruit Trees/Shrub(s), Many Trees  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 24th, 2025  
Days on Market 5  
Zoning R-CG  
HOA Fees 320  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Realty Professionals

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