

# \$799,900 - 20 Sunmount Green Se, Calgary

MLS® #A2220013

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.16 Acres

Sundance, Calgary, Alberta

Located in one of the most desirable pockets of Sundance, this custom-built bungalow sits on a beautiful lot backing directly onto the greenbelt, just steps from the extensive walking and biking paths that connect to Fish Creek Park. Tucked into a quiet section of the community, this location offers the perfect mix of privacy, nature, and established neighborhood charm.

This one-owner home was thoughtfully designed and solidly built, with approximately 1,600 sqft and a partially finished basement offering even more space to make your own. While the interior reflects its original 1980s finishes, the layout and structure provide a fantastic canvas for renovation. The main floor features a sunken living room with a large picture window, a spacious kitchen with breakfast nook overlooking the backyard, and a cozy family room with a wood-burning fireplace. There are three bedrooms up, including a primary suite with a 3-piece ensuite. The laundry room is conveniently located off the rear foyer—just steps from the kitchen and back entrance.

Downstairs, the basement includes a finished 3-piece bath, a roughed-in bedroom, and an open layout with plenty of room for future development. Major updates have already been completed, including a high-efficiency furnace, hot water tank, and shingles—all replaced within the past 5 years.



The lot itself is a standoutâ€”offering great outdoor space, a lovely view of the greenbelt, and an extra-long driveway that fits multiple vehicles leading to an attached insulated double garage.

Whether youâ€™re watching eagles soar overhead, spotting deer along the paths, or strolling down to the nearby pond to catch a glimpse of the local beavers, this home 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 all the amenities of nearby Shawnessy, this is a rare gem in an unbeatable setting.

Built in 1984

### **Essential Information**

MLS® #	A2220013
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,597
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	20 Sunmount Green Se
Subdivision	Sundance
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 2B2

### Amenities

Amenities	Clubhouse, Picnic Area, Playground, Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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