

**20 Sunmount Green SE  
Calgary, Alberta**

**MLS # A2220013**



**\$779,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home		

**Inclusions:** n/a

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 standout—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 you’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.