

984 Rundlecairn Way NE
Calgary, Alberta

MLS # A2175914



\$649,900

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,244 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Second washer and dryer

MOVE IN READY HOME with 4 DEVELOPED LEVELS a LARGE LOT and a 3RD LEVEL WALKOUT | STEPS FROM A PARK | WITHIN WALKING DISTANCE TO SCHOOLS, TRANSIT & THE VILLAGE SQUARE LEISURE CENTRE! This well-maintained home with a beautifully renovated main floor, wide plank flooring throughout and a finished basement with a separate walk-up entrance is perfect for families, handy homeowners and investors! Ideally located around the corner from a park and within walking distance to schools, transit and the always popular Village Square Leisure Centre. Then come home to a welcoming retreat. The main floor is bright and inviting with a neutral colour scheme, grand vaulted ceilings, updated lighting and triple pane windows. Sit back and relax in the living room while an oversized picture window streams in natural light. Clear sightlines into the dining room are perfect for entertaining. Show off your culinary prowess in the updated kitchen where crisp white cabinets contrast beautifully with stainless steel appliances. Upstairs, the primary bedroom provides a calming escape complete with dual closets and a private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Those same wide plank floors continue into the finished basement (no carpet!). A massive rec room with trendy shiplap can easily be divided by furniture to create zones for media, games, work, fitness, play and more! Plus 2 large flex rooms add to the versatility of this amazing extra space. The convenient walk-up exit leads directly to the sunny SE-facing backyard. A covered deck and paver stone patio entice summer barbecues and time spent unwinding while kids and pets play in the large, fully fenced yard. An oversized single detached garage further adds to

your convenience. This wonderful home exudes potential with much of the work already completed. Exceptionally within walking distance to everything – schools, parks, transit, shops, dining and recreation and just a quick drive to Sundridge Mall and the C-Train Station.