



GRASSROOTS
REALTY GROUP

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**248 Rundlev Drive
Calgary, Alberta**

MLS # A2219109



\$619,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this spacious 5-bedroom, 2.5-bathroom home located in the highly desirable community of Rundle. Offering over 1,100 sq ft on the main floor, this well-maintained property features a sunken living room with one of two cozy wood-burning fireplaces, seamlessly connected to the open-concept dining area and kitchen. The kitchen is complete with elegant quartz countertops, tile and hardwood flooring throughout the main level, and plenty of natural light. The primary bedroom includes a private 2-piece ensuite, along with two additional generously sized bedrooms on the main floor. The fully developed basement adds even more living space with two additional bedrooms, a full 4-piece bathroom, a second kitchen featuring quartz countertops and tile flooring, and a separate laundry area—making it ideal for extended family or rental potential. The backyard faces west, perfect for enjoying afternoon sun, and includes a double detached garage for added convenience. This home is ideally located close to schools, daycares, Village Square Leisure Centre, shopping, and all essential amenities. A fantastic opportunity for families or investors alike!