



GRASSROOTS
REALTY GROUP

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5008 Rundlevue Road NE
Calgary, Alberta

MLS # A2241866



\$648,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, See Remarks		

Inclusions: Workbench, Heater, and Cabinets in Garage, TV Mounts, Chest Freezer in Basement

Step in to this BEAUTIFULLY RENOVATED 1,216 ft², 5 bedroom home that is truly move-in ready! The main floor has been COMPLETELY TRANSFORMED with a fresh, modern layout that feels like new. The kitchen features a large quartz peninsula, where your friends can gather, along with warm brown cabinetry with plenty of drawers for storage, and a pantry with pullouts. The sun-filled living room includes a cozy wood-burning fireplace and south-facing windows with sheer silhouette remote-controlled blinds. Three bedrooms, a full bathroom, and a 2-piece ensuite complete the upper level. Downstairs has been completely renovated with 4 new egress windows (7 total) where you'll find a bright and SPACIOUS family room with two additional bedrooms, and another full 4-piece bathroom. The backyard is a PRIVATE retreat with two patios, mature trees, perennials, and RV parking with gate access to the paved alley. The heated double garage includes a workbench and cabinets for all your projects. Notable upgrades include central air (2015), shingles (2024), water heater (2022), furnace (2017), windows (2015), kitchen (2018), electrical panel (2022), Hardie board siding, eaves and soffits (2019), basement development (2022), and updated bathrooms (2021).