



**GRASSROOTS**  
REALTY GROUP

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**992 Rundlecairn Way NE**  
**Calgary, Alberta**

**MLS # A2246619**



**\$649,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** Refrigerator x2, Gas Range x2, Microwave Hood Fan x2, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! OVERSIZED DOUBLE DETACHED GARAGE (23'4" x 23'5")!! SEPARATE LAUNDRY ON BOTH LEVELS!! CONCRETE SIDE LANES!! 1900 SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!! Step inside to a bright and welcoming main floor featuring a spacious living area, a dining space, and a stylish kitchen with stainless steel appliances and beautiful cabinetry. This level offers 3 BEDROOMS, including a primary bedroom with a private 2PC ENSUITE BATH, plus a full 4PC MAIN BATH and laundry on the same floor. The kitchen leads out to the backyard with a cozy deck&mdash;great for relaxing or hosting friends. The ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE offers its own kitchen, dining area, and a large rec room with a fireplace. There&rsquo;s also a bedroom, 4-piece bathroom, laundry, and extra storage. The oversized double detached garage adds plenty of space, and the concrete on both sides keeps things clean and low-maintenance. Conveniently located near schools, shopping, parks, and transit&mdash;this home has it all!