



**GRASSROOTS**  
REALTY GROUP

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**932 Rundlecairn Way NE  
Calgary, Alberta**

**MLS # A2255440**



**\$589,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Storage		

<b>Inclusions:</b>	Central vacuum
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First time on the market! This roomy 1,187 sq. ft. bi-level home features 5 bedrooms and 2.5 baths, perfect for a growing family. Recent upgrades include quartz countertops, vinyl plank flooring on the main, and hardwood in the living and hallway areas. The primary bedroom offers a handy 2-piece ensuite. 3 bedrooms on the main floor. The basement adds 2 additional bedrooms, 4 pcs bathroom and a family room for extra living space. Enjoy a spacious backyard with a garden, a full-size double detached garage, and no more dusty back ally since it's paved. Newer high-efficiency furnace and central vacuum. Move in before winter and make it yours!