



GRASSROOTS
REALTY GROUP

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136 Rundleridge Way NE
Calgary, Alberta

MLS # A2255605



\$608,800

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions: 3 TVs & wall mounts, rubber floor mats in gym.

First time offered to market by long-time owner (47 years)! Built by Nu-West Homes, The Catalina bungalow is a popular plan offering 2 spacious bedrooms, formal dining room (currently a den/office), living room with bay window (currently a dining room), main floor family room which is open to the kitchen and eating area – great for family gatherings and entertaining. Over the years the owner added a 3-season sunroom to the front of the home and fully developed the lower level with 1,175 sqft. Over 2,400 sqft of developed living space! Full size primary bedroom with 3 piece ensuite, a 2nd spacious bedroom and 4 piece bathroom. There is direct access to the huge 20'x12' deck and mature, park-like, pie-shaped 6,200 sqft lot with oversized detached double garage with lane access. The lower level is fully developed: open gym with wall sink in the rec room, family room with room for a billiard table, 4th bedroom (window not to egress) with a large walk-in closet and spa-style 4 piece bathroom (jetted soaker tub) and cedar sauna. Ideal space for multi-generational family use! Many upgrades over the last 20 years: roof, furnace, most PVC windows, hot water tank, gas fireplace insert, gleaming hardwood flooring throughout, and most recently, the front sunroom addition. Quiet street, surrounded by well-cared for homes and excellent long-time neighbors. This home has been well maintained but still offers the new owners to upgrade & personalize to their liking. Close to shopping, transit, LRT and all levels of schools.