



GRASSROOTS
REALTY GROUP

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992 Rundlecairn Way NE
Calgary, Alberta

MLS # A2261477



\$629,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Separate/Exterior Entry, Suite
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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—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'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—this home has it all!