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13, 1022 Rundleview Drive Canmore, Alberta

MLS # A2262354



\$1,139,000

Division: Type: Style:	Rundleview Est: Residential/Five 3 (or more) Stor	e Plus				
Style	3 (or more) Stor	ey				
July 1.C.		3 (or more) Storey				
Size:	1,192 sq.ft.	Age:	1996 (29 yrs old)			
Beds:	3	Baths:	2 full / 2 half			
Garage:	Front Drive, Single Garage Attached					
Lot Size:	0.03 Acre					
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Sloped, Views					

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 613
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

With a total of 1654 sqft developed space including a walk-out lower level, this stunningly presented 3 bedroom, 4 bathroom, end-unit townhouse in the sought-after neighborhood of Rundleview offers an incredible package. Stunningly presented 3 bedroom, 4 bathroom, end-unit townhouse in the sought-after neighborhood of Rundleview. You'Il love the fully renovated kitchen, solid maple hardwood flooring through the living level and bedrooms, and the huge walk-out additional living area on the lower level with brand new carpet. Numerous balconies and patio allow you to sit amongst the surrounding aspen and feel like you're bathed in nature. This end unit benefits from additional windows and natural light – and of course that treed view that brings a sense of calm indoors. An enviable location backing on to protected Environment District lands and close to Quarry Lake, Nordic Centre and easy access to Kananaskis Country. Single attached garage, driveway parking, plus visitor parking onsite. Owners love these townhomes and there has not been a listing here for over 2 years – don't wait to schedule your viewing! (Please note: Short term rentals are not permitted at this property).