



GRASSROOTS
REALTY GROUP

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**13, 1022 Rundlevi Drive
Canmore, Alberta**

MLS # A2262354



\$1,188,000

Division:	Rundlevi Ests		
Type:	Residential/Five Plus		
Style:	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:	Finished, Full, Walk-Out To Grade	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

Stunningly presented 3 bedroom, 4 bathroom, end-unit townhouse in the sought-after neighborhood of Rundlevi. You'll 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).