



GRASSROOTS
REALTY GROUP

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**1050 Rundlevview Drive
Canmore, Alberta**

MLS # A2271788



\$1,699,000

Division:	Rundlevview Ests		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Treed		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Other
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: 2nd refrigerator, 2nd stove, 2nd hoodfan

Single family home in the heart of Rundlevview. Situated in one of Canmore's most sought-after neighbourhoods, this beautifully updated home offers four bedrooms, three bathrooms. A welcoming foyer leads into a bright, open kitchen that flows seamlessly into the dining room, where a wall of oversized windows brings in natural light and opens onto a generous outdoor deck. The inviting living room features a cozy fireplace, this level also includes a convenient bedroom and full bathroom - ideal for guests or home office needs. Upstairs, the primary suite is complemented by an additional bedroom, full bathroom and ample storage options. The fully developed lower level includes its own kitchen, creating the perfect setup for guests or roommates. The attached garage features a single door with the footprint of a double. Set on a spacious, private lot, this home blends character, comfort and practicality. With immediate access to world-class outdoor recreation - including the Canmore Nordic Centre and Quarry Lake.