



GRASSROOTS
REALTY GROUP

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87 Rundleson Way NE
Calgary, Alberta

MLS # A2273141



\$625,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully renovated bungalow, offering modern style updates and an ideal layout for comfortable family living or investment potential. Step into the inviting living room, where a stunning stone feature wall with an electric fireplace. New Kitchen, new flooring, fresh paint, upgraded doors and baseboards, and new windows create a bright, cohesive space perfect for relaxing or entertaining. From the living room, the home flows into the open-concept kitchen. Completely renovated, this stylish kitchen features quartz countertops, a central kitchen island, new stainless steel appliances and ample storage. Also on the main floor, you'll find 3 beautifully updated bedrooms, including a large primary suite complete with a fully renovated 3-piece ensuite bathroom, complete with two additional spacious bedrooms and a modern 4-piece main bathroom. The fully finished basement, accessible through it's own separate entrance, open concept, including a bedroom, den, full bathroom, bar and a second kitchen. Complete with a separate laundry/storage area. Outside, enjoy a large, landscaped backyard, perfect for outdoor entertaining, gardening or simply relaxing with a new fence and a double detached garage. Located close to all amenities, including schools, shopping, parks, and transit, this beautifully updated, turnkey home offers style, functionality, and incredible value. Schedule your viewing today before it's gone!