



GRASSROOTS
REALTY GROUP

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644 Rundleville Place NE
Calgary, Alberta

MLS # A2281262



\$609,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,232 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Cul-De-Sac, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: Wheelchair Lift and Ramp, Garage Heater AS-IS

**** OPEN HOUSE SATURDAY JANUARY 24 1-4PM **** Welcome home to this beautifully renovated bi-level in Rundle, offering over 2,000 sq. ft. of developed living space, tucked away on a quiet and private cul-de-sac. This spacious home features a total of 5 bedrooms, 2.5 bathrooms, a Sun Room, and a double detached garage, perfect for growing families or multi-generational living. The main level welcomes you with a bright living room highlighted by a front picture window, a freshly painted formal dining room, and a unique sunroom addition. Sliding doors from the dining area lead to an attached sunroom lined with cedar walls, skylights, and an abundance of windows, creating a warm and inviting space year-round. This sunroom is equipped with its own furnace, a wheelchair lift, and direct access to a private outdoor patio, ideal for entertaining or relaxing. The fully updated kitchen showcases brand-new stainless steel appliances, quartz countertops, new cabinetry, and a functional island that provides additional storage and workspace, seamlessly opening to the rest of the home. The main bathroom has also been refreshed with new countertops, cabinetry, and paint. The primary bedroom features a convenient cheater door to the bathroom, and two additional bedrooms complete the main floor. The fully finished basement offers a large, bright family room with a cozy gas fireplace, a dedicated office that can easily function as an additional bedroom, another full bathroom and two additional bedrooms, including one with its own 3-piece ensuite. Recent upgrades include new flooring, new doors, stucco siding, and air conditioning. A front paved driveway leads to the oversized double heated garage. The south-facing backyard is beautifully landscaped with mature cedars and perennials, providing exceptional privacy. Ideally located within walking distance to all

levels of schools, Sunridge Mall, C-Train access, shopping, and essential services, this home combines comfort, functionality, and convenience in a prime location.