



**16 Rundleson Way NE
Calgary, Alberta**

MLS # A2282499



\$585,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,146 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Wood Counters		
Inclusions:	N/A		

OPEN HOUSE SATURDAY March 28 (12:00-2:00pm). Spacious Rundle Retreat: Steps from the Greenbelt Discover the perfect balance of space and tranquillity in this METICULOUSLY MAINTAINED Rundle bungalow. Boasting over 2,000 square feet of total developed living space, this home is perfectly positioned on a quiet street, just a brief stroll from the neighbourhood's scenic greenbelt—offering a serene escape for families and outdoor enthusiasts alike. **BRAND NEW STAINLESS STEEL APPLIANCES.** An Interior Designed for Connection The main floor welcomes you with an expansive, sun-drenched kitchen featuring an abundance of cabinetry and counter space. The open-concept design flows naturally into the dining and living areas, creating a cohesive environment for both daily family life and large-scale entertaining. The primary suite is a true standout—originally two separate rooms, it has been transformed into a massive executive retreat that offers a scale rarely found in this community. A second well-appointed bedroom and a full 3-piece bathroom featuring a relaxing jetted tub complete the main level. Versatile Lower Level & Outdoor Sanctuary The FULLY FINISHED BASEMENT significantly expands the home's footprint. It features a cozy recreation room anchored by a feature fireplace, two additional large bedrooms, and a second full 3-piece bathroom. With brand new carpet throughout the lower level, this space is ideal for older children, guests, or a comfortable home office setup. Step outside to your private oasis—a beautifully landscaped and fully fenced HUGE backyard. Vehicle enthusiasts will appreciate the oversized double detached garage, while the additional dedicated parking pad provides ample room for an RV, boat, or extra vehicle. Peace of Mind Upgrades This home has been

thoughtfully maintained with longevity in mind. Notable recent updates include new windows throughout and new roof shingles, ensuring a turn-key experience for the next owner. Located within minutes of premier schools, parks, shopping, and major transit routes, this property represents a unique opportunity to own a high-value, move-in-ready home in one of Rundle's most desirable pockets.