

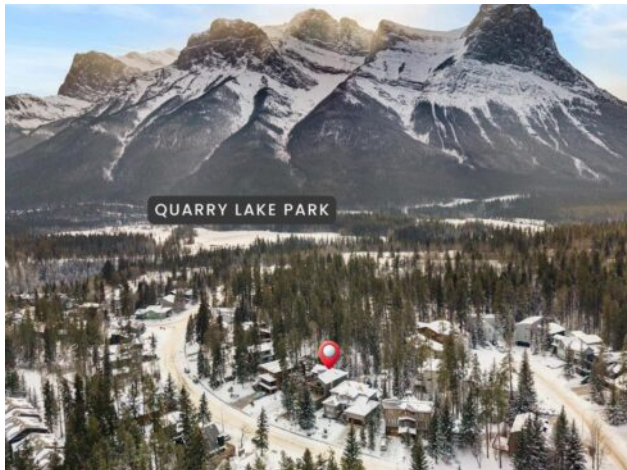


GRASSROOTS
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**1021 Rundlevview Drive
Canmore, Alberta**

MLS # A2287316



\$1,925,000

Division:	Rundlevview Ests		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Chandelier, High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Tucked into one of Canmore's most sought-after neighbourhoods, Rundlevview offers quiet streets, mountain views, and easy access to Quarry Lake and the Nordic Centre—just a 1.5 km walk to downtown. This established enclave is known for its larger lots, mature trees, and direct connection to trails, making it a favourite for those who value both privacy and proximity. With an alpine feel and nearly 3,000 sq ft of living space, this home features 4 bedrooms, a walkout basement, expansive decks, and seamless outdoor access from all three levels. An extra-long driveway provides ample parking, including space for an RV, in addition to the attached garage. Designed to embrace its surroundings, enjoy morning sun from the northeast-facing front deck, then follow the light as it wraps around the side and into the backyard. End the day with a soak in the hot tub aprèsski, surrounded by mountain air. Step into the heart of the home where a dramatic two-storey stone fireplace anchors the great room, framed by windows and natural light. The open layout creates effortless flow between living, dining, and kitchen spaces—ideal for everyday living and entertaining. The kitchen overlooks a cozy dining nook with patio doors leading to a wraparound side deck, perfect for BBQs and gatherings. A main-floor office or guest bedroom offers flexibility for visitors or work-from-home needs. Upstairs, two additional bedrooms with private balconies and a loft area provide separation and space for family or guests. The tiled lower-level entry is designed for practical mountain living, complete with a drop zone for gear, a fourth bedroom, and direct garage access. The fully developed walkout level also features a generous rec room with a cozy gas fireplace and plenty of space to entertain. Mechanical systems have been updated, and the durable metal roof adds

long-term peace of mind. Inside, the home shows pristine with newly refinished hardwood floors and fresh paint throughout. A rare opportunity to experience timeless mountain living in one of Canmore’s most desirable neighbourhoods.