



**5004 Rundlevie Road NE
Calgary, Alberta**

MLS # A2288736



\$629,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, P		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

A once-in-a-life-time residence, this is the home the neighbours have quietly admired, and patiently waited decades to come onto the market. Unparalleled in Rundle, this remarkable bungalow has been exquisitely maintained by the same owners for over thirty years! With outstanding quality and upgrades, this property feels like home for families – while also offering undeniable investment potential. Zoned RCG, on an oversized, 54 x 99 lot, this property features an (illegal) suite, phenomenal outdoor oasis and a prime location in one of the best pockets of Rundle. The curb appeal is striking with an all-brick arch, stucco facade, wrought iron garden borders and a pear tree. Inside, you will love the sunlight pouring through the new bay windows - reflecting over the hardwood floors. Not a trace of carpet in this house. The tasteful kitchen has newer stainless-steel appliances, a dining nook and a storybook window overlooking the backyard. The formal dining opens into the expansive, sunlit family room. The primary retreat is ample in size and is adorned with a beautiful bay window too! The main has two more bedrooms and a large four-piece bath. The thoughtful layout features a large front entrance and a second rear doorway that can easily be enclosed – creating an easy opportunity to privatize the lower-level (illegal) suite. The basement is exceptional and is similar in quality to the main. With the furnace room discreetly tucked away, the lower level hosts a far more open and desirable layout than comparable homes in Rundle! It features a spacious kitchen with newer appliances that opens unto a dining area, an impressive family room – enhanced by a classic wood-burning fireplace with brick surround, a generous bedroom (no egress window), and a recreational space with a built-in bar that could be converted into another bedroom. Adjacent to the bedroom

you have a three-piece bath that could be enlarged and further extended into the cold room. The true 'Piece De Resistance' is the extraordinary outdoor oasis. Framed with a gorgeous brand-new fence – the backyard is elevated by a large concrete patio designed for entertaining. At its centre sits beautiful flower gardens, including apple trees, a fruit-bearing cherry tree and flourishing grape vines. The breathtaking vegetable garden is an impressive 25' x 22' – and for investors – could be converted into a future parking pad (with approval). For car enthusiasts or hobbyists, you will love your oversized garage 24' x 26' – (that's almost a triple)! This home offers peace of mind, with many big-ticket items completed within the last ten years or so, including the exterior, roof, furnace and in recent years the fence, windows, washer, dryer, both sets of kitchen appliances, premium blinds and cosmetic updates! This property is perfect for a family or as an investment property with its oversized lot, premium zoning, suite potential and quiet location steps to schools, village square, amenities and transit. This one won't last!