



THE
A-TEAM

**RE/MAX
FIRST**

108 RUNDLEFIELD Close, Calgary T1Y2W2

MLS®#: **A2148561**

Area: **Rundle**

Listing Date: **07/17/24**

List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **-\$51k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,268**

Low Sqft:

Ttl Sqft: **1,268**

Lot Information

Lot Sz Ar: **5,252 sqft**

Lot Shape:

DOM

61

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape**
Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Balcony,Lighting,Private Yard**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garburator,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 13`5"
Kitchen	Main	9`5" x 15`8"
Bedroom	Main	9`11" x 10`6"
4pc Bathroom	Main	7`4" x 4`11"
Game Room	Lower	14`9" x 25`10"
4pc Bathroom	Suite	7`5" x 9`1"
Family Room	Suite	17`7" x 10`4"

Room	Level	Dimensions
Dining Room	Main	9`2" x 13`10"
Bedroom	Main	7`10" x 10`6"
Bedroom - Primary	Main	12`8" x 12`10"
3pc Ensuite bath	Main	7`5" x 7`5"
Storage	Lower	
Bedroom	Suite	11`10" x 12`6"
Kitchen	Suite	11`2" x 6`6"

Furnace/Utility Room

Lower

8`6" x 6`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7610046

Zoning:

R-C1

Remarks

Pub Rmks:

Location! Location! Location! Welcome to your fully renovated dream home in the widely desirable community of Rundle. With over 2300 sqft of finished living space, and impressive curb appeal, you will be captivated by the warmth and elegance that surrounds you. This bright south-facing residence is situated on a quiet cul-de-sac and offers a welcoming first impression that sets the tone for the exceptional living within. Step inside to discover a meticulously renovated sanctuary, both beautiful and functional with extensive interior & exterior upgrades. Upon entry you are greeted with an airy open-concept layout inviting you into a space filled with upscale finishes and an abundance of natural light. The heart of this home is its kitchen, featuring LG appliances, custom millwork with ample storage space, and an oversized island perfect for entertaining guests. Adjacent to the kitchen is a spacious dining area perfect for hosting gatherings and enjoying meals with friends and family. Throughout the main floor, you will find white oak engineered hardwood flooring and a wood-burning fireplace tiled from floor to ceiling, providing a cozy ambiance. There is a laundry room, 2 full bathrooms, and 3 bedrooms on the main level, including your own primary retreat complete with its own ensuite bathroom and a tiled shower. Descending to the lower level, you'll find a large recreation room featuring a second tiled wood-burning fireplace secluded from the newly developed, illegal basement suite. There is a gas line near the wood-burning fireplace if the new owner wants to convert to a gas fireplace. In the mechanical room you'll find a new hot water tank and two new furnaces with separate controls to heat each floor at your desired temperature. The illegal suite features large egress windows, complete with a separate side entrance, an upgraded kitchen, family room, bedroom and bathroom. This illegal suite can be rented out at \$1,500.00, offering supplemental income towards the mortgage payments. Outside, the fully fenced private backyard features low-maintenance landscaping and a new 10x14 wooden deck, perfect for enjoying summer BBQ's and outdoor gatherings. The front yard boasts a large green space and oversized patio for your enjoyment. This home also features a fully-finished double attached garage, along with space for 3 more vehicles on a new over-sized exposed concrete driveway. The exterior has also been transformed with white smooth finish stucco, new Low-E windows, new black soffit & fascia, and two-tone LED lighting throughout the front perimeter of the home, providing a captivating and modern design. This home is surrounded by many schools and local amenities, as well as close proximity to Rundle LRT, Stoney Trail, Deerfoot Trail and Downtown. Schedule your private showing today and experience the essence of this modern luxury home.

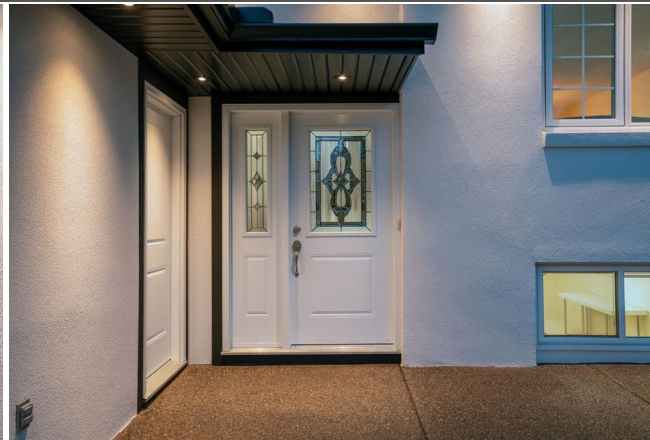
Inclusions:

Property Listed By:

N/A

eXp Realty

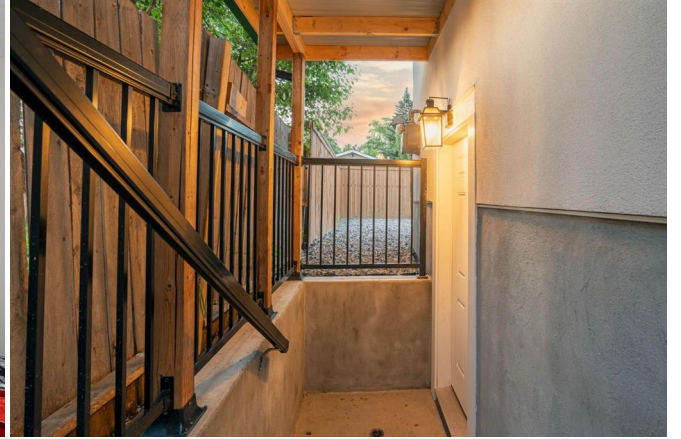
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













108 Rundfield Close NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1206.11 sq ft



When regions are excluded from total floor areas in Q3/Q2022 floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240718
BigGUIDE

