



THE
A-TEAM

**RE/MAX
FIRST**

984 RUNDLECAIRN Way, Calgary T1Y 2X2

MLS® #: **A2175914**

Area: **Rundle**

Listing Date: **10/30/24**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,244**

Low Sqft:

Ttl Sqft: **1,244**

Lot Information

Lot Sz Ar: **4,660 sqft**

Lot Shape:

DOM

21

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Separate Entrance,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`1" x 10`9"
Living Room	Main	17`0" x 16`7"
Flex Space	Basement	7`8" x 9`4"
Furnace/Utility Room	Basement	5`4" x 10`0"
Bedroom	Upper	9`7" x 12`1"
Bedroom	Basement	9`5" x 12`10"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	12`7" x 10`5"
Family Room	Lower	18`2" x 26`7"
Game Room	Basement	13`4" x 12`9"
Bedroom - Primary	Upper	13`1" x 13`10"
Bedroom	Upper	8`8" x 15`4"
2pc Ensuite bath	Upper	
4pc Bathroom	Lower	

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

7511020

Remarks

Pub Rmks: **MOVE IN READY HOME with 4 DEVELOPED LEVELS a LARGE LOT and a 3RD LEVEL WALKOUT | STEPS FROM A PARK | WITHIN WALKING DISTANCE TO SCHOOLS, TRANSIT & THE VILLAGE SQUARE LEISURE CENTRE! This well-maintained home with a beautifully renovated main floor, wide plank flooring throughout and a finished basement with a separate walk-up entrance is perfect for families, handy homeowners and investors! Ideally located around the corner from a park and within walking distance to schools, transit and the always popular Village Square Leisure Centre. Then come home to a welcoming retreat. The main floor is bright and inviting with a neutral colour scheme, grand vaulted ceilings, updated lighting and triple pane windows. Sit back and relax in the living room while an oversized picture window streams in natural light. Clear sightlines into the dining room are perfect for entertaining. Show off your culinary prowess in the updated kitchen where crisp white cabinets contrast beautifully with stainless steel appliances. Upstairs, the primary bedroom provides a calming escape complete with dual closets and a private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Those same wide plank floors continue into the finished basement (no carpet!). A massive rec room with trendy shiplap can easily be divided by furniture to create zones for media, games, work, fitness, play and more! Plus 2 large flex rooms add to the versatility of this amazing extra space. The convenient walk-up exit leads directly to the sunny SE-facing backyard. A covered deck and paver stone patio entice summer barbeques and time spent unwinding while kids and pets play in the large, fully fenced yard. An oversized single detached garage further adds to your convenience. This wonderful home exudes potential with much of the work already completed. Exceptionally within walking distance to everything - schools, parks, transit, shops, dining and recreation and just a quick drive to Sundridge Mall and the C-Train Station.**

Inclusions: **Second washer and dryer**
 Property Listed By: **eXp Realty**

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









