



**GRASSROOTS**

REALTY GROUP

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**171 Rundlefield Crescent NE  
Calgary, Alberta**

**MLS # A2300558**



**\$630,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Open Floorplan		

**Inclusions:** NONE

Must see Property in the great community of Rundle . This great home offers lots of recent upgrades have made it a fantastic home. Main floor with 3 bedroom including master bedroom and 2 washrooms . newly upgraded kitchen with new appliances . Walk up basement provides 1 bedroom huge rec room and kitchen and bathroom including separate private entrance to lower level, few year old furnace, shingles, and humidifier since 2010. HEATED double attached garage and paved R V pad in back with access off the back lane. Quiet neighbourhood. Great back yard provides privacy, large deck, and trees in front. The setting couldn't be more inviting. Hardwood floors, steel spindles on stair railings. Huge jetted tub in basement bath. THIS IS A MUST SEE.