



GRASSROOTS
REALTY GROUP

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60 Rundlelawn Green NE
Calgary, Alberta

MLS # A2314202



\$359,900

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,120 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Beautiful Bungalow style home in a very well maintained +55 ADULT complex. You will be impressed as you enter the clean and well-cared-for look of this community, showing pride of ownership. Perfect location and layout that is ideal if you are looking to downsize and live comfortably. No stairs and no more yard work or snow clearing. Single attached garage with a driveway is bonus that you will appreciate in the Calgary winters. Bright open layout with high ceilings, lots of windows. Spacious living room with a large bay window. Dining room is ideal for family time and to enjoy meals together. Large kitchen with lots of cabinets. The bright and sunny breakfast nook leads to the large patio and the green belt - a perfect spot to enjoy your morning coffee and catch up with the world news. Primary bedroom plus one more big bedroom for your guests or family. Spacious 4 piece bathroom with a walk-in shower. Lots of storage in the unfinished basement. Newly painted and professionally cleaned. Close to many amenities - Shopping, Peter Lougheed Hospital, LRT, parks and schools are just minutes away. Bus stop is 2 minutes away and LRT is 5 minutes away. These homes do not come around very often. Here is your chance. Available immediately. Perfect Home for you to enjoy a comfortable carefree life!!!