



GRASSROOTS
REALTY GROUP

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11 rundlemere Place NE
Calgary, Alberta

MLS # A2337347



\$549,900

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,198 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Concrete	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: GARAGE REMOTES

Welcome to this cozy 4 Level split home on a quiet cul-de-sac with large landscaped front yard with nice curb appeal. This 4 bedroom home has over 2,100 sq ft of developed space, with a gorgeous fully landscaped backyard including paved concrete/stonework and large garden for those who love to have their own vegetable patch. The front door opens up to the main level into a bright living room into the dining area and kitchen with seating area. Upper level has three bedrooms, 4 piece bathroom, and the master bedroom having a 3 piece ensuite bathroom. Third level has a roomy family room with large double windows to let in natural lighting, a 4th bedroom across from a 2 piece bathroom and laundry room tucked away in the corner. Downstairs has a large rec room for family time or an additional entertaining area. Large detached double garage to park both your vehicles and storage. Located just minutes away and walking distance to the Sunridge LRT Station, Peter Lougheed Hospital, Sunridge Mall, multiple schools, parks/pathways, and major roadways. This home offers outstanding convenience in one of Rundle's most sought-after locations.