



# 984 Rundlecain Way Calgary Alberta

\$649,900

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 wit...

Other 7.67 Ft x 9.33 Ft

Recreational, Games room 13.33 Ft x 12.75 Ft

Furnace 5.33 Ft x 10.00 Ft

Bedroom 9.42 Ft x 12.83 Ft

Family room 18.17 Ft x 26.58 Ft

4pc Bathroom Measurements not available

Kitchen 12.58 Ft x 10.42 Ft

Living room 17.00 Ft x 16.58 Ft

Primary Bedroom 13.08 Ft x 13.83 Ft

Bedroom 9.58 Ft x 12.08 Ft

Bedroom 8.67 Ft x 15.33 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Dining room 9.08 Ft x 10.75 Ft

4pc Bathroom Measurements not available