



## 103 Rundleridge Place Calgary Alberta

\$619,900

Welcome to this stunning 4-level split house, ideally situated on a corner lot in the desirable Rundle Community. With an oversized 26' x 26' attached garage, this property offers both convenience and ample space for your vehicles and storage needs. Lovingly maintained by the original owners, this beautiful home boasts four spacious bedrooms and two and a half bathrooms, making it perfect for families or those who enjoy having extra space. As you step inside, you'll be greeted by three-inch oak hardwood floors that extend throughout the main living areas, exuding warmth and elegance. The traditional wood-burning fireplace serves as a cozy focal point in the living room, perfect for chilly evenings. Large, updated windows flood the interior with natural light, creating a bright and inviting atmosphere. The heart of the home is the updated kitchen, which features a generous island with plenty of storage and a pantry. Whether you're hosting family gatherings or enjoying quiet meals at home, this kitchen is designed for functionality and style. To ensure your comfort during the hot summer months, the home is equipped with central air conditioning. Additionally, a central vacuum system simplifies your cleaning routine, making maintenance a breeze. A remarkable highlight of this property is the expansive 30' x 9'6" addition, which can be utilized as a sunroom, a patio, or a recreational area. This versatile space opens up to a low-maintenance backyard, perfect for outdoor gatherings, gardening, or simply unwinding in nature. Location is key, and this home is conveniently within walking distance of the Rundle LRT station, making commuting effortless. Nearby, you'll find Peter Lougheed Hospital, various schools, Sunridge Mall, Superstore, and a vibrant strip mall, ensuring you have everything you need right at your doorstep. Don't miss out on this incredible opportunity to own a...

Primary Bedroom 15.75 Ft x 14.00 Ft

Bedroom 12.25 Ft x 8.92 Ft

Bedroom 9.92 Ft x 9.08 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

2pc Bathroom 4.92 Ft x 3.00 Ft

Family room 19.25 Ft x 10.08 Ft

Bedroom 13.42 Ft x 10.42 Ft

3pc Bathroom 5.33 Ft x 5.83 Ft

Living room 19.17 Ft x 14.25 Ft

Dining room 11.00 Ft x 8.17 Ft

Kitchen 13.00 Ft x 10.83 Ft

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Listing Presented By:



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