



108 Rundlefield Close Calgary Alberta

\$799,900

Location! Location! Location! Welcome to your fully renovated dream home in the widely desirable community of Rundle. With over 2300 sqft of finished living space, and impressive curb appeal, you will be captivated by the warmth and elegance that surrounds you. This bright south-facing residence is situated on a quiet cul-de-sac and offers a welcoming first impression that sets the tone for the exceptional living within. Step inside to discover a meticulously renovated sanctuary, both beautiful and functional with extensive interior & exterior upgrades. Upon entry you are greeted with an airy open-concept layout inviting you into a space filled with upscale finishes and an abundance of natural light. The heart of this home is its kitchen, featuring LG appliances, custom millwork with ample storage space, and an oversized island perfect for entertaining guests. Adjacent to the kitchen is a spacious dining area perfect for hosting gatherings and enjoying meals with friends and family. Throughout the main floor, you will find white oak engineered hardwood flooring and a wood-burning fireplace tiled from floor to ceiling, providing a cozy ambiance. There is a laundry room, 2 full bathrooms, and 3 bedrooms on the main level, including your own primary retreat complete with its own ensuite bathroom and a tiled shower. Descending to the lower level, you'll find a large recreation room featuring a second tiled wood-burning fireplace secluded from the newly developed, illegal basement suite. There is a gas line near the wood-burning fireplace if the new owner wants to convert to a gas fireplace. In the mechanical room you'll find a new hot water tank and two new furnaces with separate controls to heat each floor at your desired temperature. The illegal suite features large egress windows, complete with a separate side entrance, an upgraded kitchen, family room, bedroom and ...

Recreational, Games room 14.75 Ft x 25.83 Ft
 Storage Measurements not available
 Furnace 8.50 Ft x 6.00 Ft
 Living room 18.58 Ft x 13.42 Ft
 Dining room 9.17 Ft x 13.83 Ft
 Kitchen 9.42 Ft x 15.67 Ft

Primary Bedroom 12.67 Ft x 12.83 Ft
 4pc Bathroom 7.33 Ft x 4.92 Ft
 3pc Bathroom 7.42 Ft x 7.42 Ft
 4pc Bathroom 7.42 Ft x 9.08 Ft
 Bedroom 11.83 Ft x 12.50 Ft
 Family room 17.58 Ft x 10.33 Ft

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

Listing Presented By:



Originally Listed by:
eXp Realty



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(CENTRAL)**

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