



156 Rundlehill Drive Calgary Alberta

\$586,500

Welcome to 156 Rundlehill Drive--a meticulously maintained home with thoughtful updates and a prime location. Just a short walk to elementary, junior high, and high schools, as well as amenities such as the Village Square Leisure Centre, Rundle Ctrain station and Sunridge Mall this property offers unbeatable convenience for its next owners. Outside, you'll find a level, beautifully landscaped lot featuring a lush lawn, mature trees, planters, and a private backyard retreat. The double detached garage, accessible through a paved alley, means no more muddy vehicles year-round. The roof was replaced in May 2025 on both the house and garage and comes with a fully transferable warranty for peace of mind. Step inside and escape the late-summer heat with the comfort of central air conditioning. The main floor strikes an ideal balance between open-concept design and everyday functionality. The kitchen has been partially opened to the living area, bringing in abundant natural light while maintaining a subtle division between the spaces. The kitchen is well-equipped with a full suite of stainless steel appliances: gas range, microwave hood fan, and refrigerator (all approximately 5 years old), plus a dishwasher replaced in April 2025. Upstairs, new high-quality zebra style blinds provide versatile options for light and privacy. Three well-sized bedrooms and a beautifully updated 4-piece bathroom complete the main level. Upstairs, the flooring has been upgraded to vinyl plank and ceramic tile throughout, and dated popcorn ceilings have been replaced with modern knock-down texture. The inviting lower level offers a spacious rec room with a cozy gas fireplace, perfect for movie nights. A flexible bonus room can serve as a home office, workout space, or the potential for an additional bedroom. You'll also find another bedroom (non-egress window), a half bath, and a generous mecha...

Bonus Room 13.17 Ft x 10.92 Ft
Family room 23.42 Ft x 14.00 Ft
Laundry room 14.25 Ft x 10.83 Ft
Furnace 8.67 Ft x 6.50 Ft
Storage 4.83 Ft x 4.75 Ft
Bedroom 10.92 Ft x 10.50 Ft

Living room 18.33 Ft x 14.92 Ft
Kitchen 15.83 Ft x 10.33 Ft
Foyer 6.83 Ft x 3.75 Ft
Primary Bedroom 13.08 Ft x 10.33 Ft
Bedroom 12.33 Ft x 8.33 Ft
Bedroom 11.92 Ft x 8.92 Ft

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Listing Presented By:



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2pc Bathroom 5.92 Ft x 4.08 Ft

4pc Bathroom 10.33 Ft x 5.08 Ft