



## 252 Rundlevue Drive Calgary Alberta

\$559,900

Beautiful bi-level home in a very sought part of Rundle, with 3 bedrooms and one office that can be converted into the fourth bedroom, plus 2 full baths. Situated on a quiet street, with great low maintenance curb appeal, a HUGE fenced yard, and room to park two cars on the property (or a camping trailer) and 4 more available spots in front of the house. Back alley too, in case you want to add a garage in the future. The main floor includes a very spacious East facing living room and a West facing kitchen and dining room. Quartz counters in the kitchen, lots of cabinets, gas stove, a very deep double sink and also a reverse osmosis system, so you don't have to buy bottled water. Plus laminate floors in the kitchen/living room/dining area, for easy maintenance. Two bedrooms and a full bath are also on this floor. The sunny deck has also a very large storage space underneath. You have your own hot tub and a generous yard, with raspberry bushes, sour cherry trees, apple trees, and a fire pit, to enjoy those cool nights. The basement includes a rec room, the utility room with lots of room for storage, a bedroom and another full bath and a very large office that can be converted into a 4th bedroom. Very close proximity to Calgary Public Library, Lester B. Person high school, St. Rose of Lima Jr high school, shopping and Village Square Leisure Centre. Other features include: stucco exterior, that keeps the house warm in winter and cool in the summer, 2024 new patio doors and main floor windows, and water softener. The other windows were changed prior to 2024. (id:6769)

Bedroom 11.17 Ft x 7.25 Ft

Office 7.33 Ft x 13.50 Ft

3pc Bathroom 7.92 Ft x 4.83 Ft

Storage 11.08 Ft x 13.50 Ft

Recreational, Games room 21.92 Ft x 13.25 Ft

Bedroom 11.50 Ft x 8.50 Ft

Primary Bedroom 10.83 Ft x 14.25 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Kitchen 9.92 Ft x 11.58 Ft

Dining room 10.08 Ft x 9.17 Ft

Living room 15.08 Ft x 14.17 Ft

Listing Presented By:



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