



**Pre-Inspected!**



## 421 Rundleson Place Calgary Alberta

\$660,000

OPEN HOUSE SAT DEC 7TH 1:00-4:00 PM **\*\*Pre-Inspected!!!\*\*** Recent inspection done by licensed professionals showing no significant issues- saving you time and money! Recently back on market due to buyer financing falling through. Looking for a home that's been so extensively renovated that all you have to do is move in? This incredible family home is for sale for only the second time in its history, and the pride of ownership is evident everywhere you look. Located in quiet cul-de-sac away from main roads, on a huge pie-shaped lot, the first thing you notice is how the location seems secluded and private, even though it's close to everything you need. Entering the home leads you to an open concept family room, kitchen and dining room- the perfect place to entertain. Everything has been updated- floors, ceiling, windows with custom window coverings, paint and baseboards- most within the last year. The beautiful kitchen has custom cabinetry, updated appliances, gorgeous granite countertops and sink, and a large island with breakfast bar. The upstairs primary bedroom has a convenient two-piece bath and his and hers closets. There is also another full renovated bathroom (with handicap accessible shower) and two more bedrooms on the main level. The basement was fully renovated 3 years ago and features another primary bedroom, with a walk-in closet, and en-suite bathroom that has the most incredible shower with built in seating. This level also has another large family room, and a bonus room currently being used as an office. The huge backyard is a secluded oasis with landscaping, a patio with gazebo, and has a parking pad large enough park 3-4 vehicles, or store an RV. The R-CG zoning means there is potential to have another dwelling, either by converting the basement to a suite, or building a garage with laneway suite (with proper permitting). The upgrades to this prop...

Family room 25.33 Ft x 12.67 Ft

Office 9.92 Ft x 12.75 Ft

Laundry room 17.17 Ft x 13.50 Ft

Primary Bedroom 14.25 Ft x 11.42 Ft

3pc Bathroom 9.92 Ft x 13.42 Ft

Primary Bedroom 13.42 Ft x 11.67 Ft

Kitchen 12.75 Ft x 14.92 Ft

Dining room 10.50 Ft x 10.92 Ft

Bedroom 13.42 Ft x 8.92 Ft

Bedroom 10.00 Ft x 8.67 Ft

4pc Bathroom 5.00 Ft x 8.92 Ft

2pc Bathroom 4.67 Ft x 6.58 Ft

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

Listing Presented By:



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MaxWell Canyon Creek



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Living room 21.00 Ft x 12.33 Ft