



## 475 Rundlelawn Way Calgary Alberta

\$645,000

A MUST TO SEE! Homes like this rarely come to the market and this has been a beautifully maintained home by its original owners. This charming and spacious bungalow features almost 1300 sq ft above grade, with a total of 5 bedrooms (2 with windows less than legal egress in the basement), 2.5 bathrooms, 2 fireplaces, and a main floor laundry room. Gorgeous hardwood floors throughout the main level include the kitchen, living room, dining, hall and bedrooms, while there are tile floors in the bathrooms and spacious foyer. Note upgraded counter tops, toilets and lighting in the bathrooms, along with subway tile with glass tile accents in the main bathroom. The kitchen features upgraded stainless steel appliances, a built-in coffee station, and a pantry. This cheerful bright room has a window over the sink and another overlooking the backyard. Note the large living and dining room with a fireplace and mantle in the living room. Your plants will love this bright sunny space as much as you will enjoy gatherings and entertaining with friends and family. There are three ample size bedrooms on the main floor and a convenient 2pc bathroom off the primary bedroom. LED lighting is throughout the house and all the main floor have triple glazed windows throughout (except the living room). There is a separate entrance to the basement next to the main floor laundry with built in overhead cabinetry and a small closet. The fully finished basement features a large recreation room with a stone faced fireplace, and a great exercise space or room for a games table. All just perfect for relaxation and entertaining. The two additional bedrooms, currently with non-conforming windows, offer versatile spaces for various needs, and there is also an adjacent 3pc bathroom with an oval jetted tub and tile floors. A huge workshop c/w under stairs storage has built-in cabinets, ton...

Bedroom 8.83 Ft x 12.75 Ft  
 3pc Bathroom 7.17 Ft x 7.50 Ft  
 Bedroom 14.00 Ft x 10.58 Ft  
 Family room 11.75 Ft x 16.92 Ft  
 Recreational, Games room 24.42 Ft x 14.42 Ft  
 Workshop 12.58 Ft x 12.58 Ft

Bedroom 10.17 Ft x 8.58 Ft  
 Bedroom 9.75 Ft x 12.00 Ft  
 Dining room 12.67 Ft x 13.00 Ft  
 Foyer 4.42 Ft x 8.92 Ft  
 Kitchen 10.00 Ft x 11.83 Ft  
 Laundry room 5.67 Ft x 5.25 Ft

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Listing Presented By:



Originally Listed by:  
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2pc Bathroom 3.42 Ft x 6.42 Ft  
4pc Bathroom 6.92 Ft x 4.92 Ft

Living room 13.17 Ft x 17.00 Ft  
Primary Bedroom 13.17 Ft x 12.83 Ft