



## 95 Rundleson Way Calgary Alberta

\$545,000

An Original Owner home with many upgrades. Good street appeal with a newly poured front sidewalk leading the front stairs, complete with installed railing. Bright newer replaced laminate flooring throughout the main area. Both bathrooms have been upgraded with quartz countertops and new tiling. All main floor windows have been replaced within the past 10 years. The High efficiency furnace was installed in 2018. New eaves were also replaced this year. The private, south facing back yard is newly fenced including a fenced in parking pad (spaced to accommodate a single garage). The master bedroom is large enough for your King and includes the updated two piece ensuite. The Kitchen is spacious and adjacent to the dining room. Thick, tasteful granite countertops and an abundance of counter space and cupboards provides enough room for two chefs at a time. The unfinished basement had been gutted for intended renovations and already includes your rough-in bath plus washer and dryer. Three bedrooms up and the space to construct a fourth bedroom along with lower rumpus room in the unfinished basement. An excellent and affordable home ideally located with easy access to public transportation, schools, parks, shopping and major thoroughfares out of the city. An additional feature included will be two HD security cameras encompassing both the front and back of the home. Easy to show. Call your agent today. (id:6769)

Primary Bedroom 13.00 Ft x 14.58 Ft

Bedroom 12.25 Ft x 12.17 Ft

Bedroom 12.17 Ft x 10.17 Ft

Kitchen 13.08 Ft x 10.17 Ft

Dining room 11.17 Ft x 12.00 Ft

Living room 12.00 Ft x 17.58 Ft

2pc Bathroom 5.00 Ft x 7.33 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://jimmyhughes.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)