



194 Rundlevview Close Calgary Alberta

\$599,900

Welcome to this immaculate 4 bedroom family home, where pride of ownership shines through in every aspect. Tucked away on a fantastic west facing backyard lot, this amazing 2 story home offers the perfect blend of warmth, space and everyday practicality. It is truly ideal for families of all sizes. Inside, the home is fully finished and has seen many recent updates throughout. The upkeep has been both thorough and thoughtful, with an updated roof, updated eaves troughs and windows, a high-efficiency furnace, and an updated electrical panel. The floors are beautifully finished with high-quality laminate and tile in the kitchen, and you will love the remodeled, warm dark kitchen complete with crown moldings. With four spacious bedrooms on the upper level including a large balcony off the primary, perfect for enjoying your morning coffee. There is plenty of room for a large or growing family to spread out and settle in. The sellers are currently using a portion of the basement as a 5th bedroom, adding even more flexibility. Meanwhile, the main floor is thoughtfully designed for entertaining, featuring a spacious living area complete with a fireplace that creates a truly welcoming feel, along with a large dining and kitchen area that brings everyone together with ease. Location is everything, and this home delivers. Step outside and you're just moments from a lovely park area complete with a playground perfect for little ones to run, play, and make memories. Schools of every level, elementary, junior, and senior high, both public and Catholic, are within walking distance, making those busy school mornings a breeze. For recreation and relaxation, the Village Square Leisure Centre is only a short walk away, and with easy access to major roads, getting in and around Calgary wherever your day takes you couldn't be simpler. Public transit is also just a short stroll away, a...

Recreational, Games room 21.92 Ft x 14.75 Ft

Other 15.08 Ft x 10.67 Ft

4pc Bathroom 10.92 Ft x 6.25 Ft

Living room 17.42 Ft x 11.50 Ft

Kitchen 19.50 Ft x 11.58 Ft

Dining room 11.08 Ft x 9.50 Ft

2pc Bathroom 5.67 Ft x 7.00 Ft

Primary Bedroom 15.50 Ft x 10.50 Ft

Bedroom 11.00 Ft x 10.42 Ft

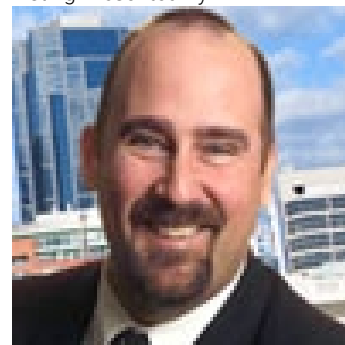
Bedroom 10.42 Ft x 8.92 Ft

Bedroom 11.50 Ft x 10.50 Ft

3pc Bathroom 8.00 Ft x 6.00 Ft

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Listing Presented By:



Originally Listed by:
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