



# 5004 Rundlevie Road Calgary Alberta

\$629,900

A once-in-a-life-time residence, this is the home the neighbours have quietly admired, and patiently waited decades to come onto the market. Unparalleled in Rundle, this remarkable bungalow has been exquisitely maintained by the same owners for over thirty years! With outstanding quality and upgrades, this property feels like home for families - while also offering undeniable investment potential. Zoned RCG, on an oversized, 54 x 99 lot, this property features an (illegal) suite, phenomenal outdoor oasis and a prime location in one of the best pockets of Rundle. The curb appeal is striking with an all-brick arch, stucco facade, wrought iron garden borders and a pear tree. Inside, you will love the sunlight pouring through the new bay windows - reflecting over the hardwood floors. Not a trace of carpet in this house. The tasteful kitchen has newer stainless-steel appliances, a dining nook and a storybook window overlooking the backyard. The formal dining opens into the expansive, sunlit family room. The primary retreat is ample in size and is adorned with a beautiful bay window too! The main has two more bedrooms and a large four-piece bath. The thoughtful layout features a large front entrance and a second rear doorway that can easily be enclosed -- creating an easy opportunity to privatize the lower-level (illegal) suite. The basement is exceptional and is similar in quality to the main. With the furnace room discreetly tucked away, the lower level hosts a far more open and desirable layout than comparable homes in Rundle! It features a spacious kitchen with newer appliances that opens unto a dining area, an impressive family room - enhanced by a classic wood-burning fireplace with brick surround, a generous bedroom (no egress window), and a recreational space with a built-in bar that could be converted into another bedroom. Adjacent to the bedroom you have a thre...

3pc Bathroom 5.00 Ft x 8.00 Ft

Recreational, Games room 9.25 Ft x 5.08 Ft

Bedroom 12.75 Ft x 8.83 Ft

Dining room 7.92 Ft x 7.83 Ft

Kitchen 10.75 Ft x 9.67 Ft

Laundry room 11.25 Ft x 7.75 Ft

4pc Bathroom 11.58 Ft x 5.08 Ft

Bedroom 10.08 Ft x 8.25 Ft

Bedroom 10.08 Ft x 8.25 Ft

Dining room 8.33 Ft x 9.58 Ft

Kitchen 11.58 Ft x 12.08 Ft

Living room 15.08 Ft x 19.83 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Recreational, Games room 12.75 Ft x 28.67 Ft

Primary Bedroom 13.33 Ft x 11.92 Ft

Storage 8.08 Ft x 12.33 Ft