

1012 Rundlecairn Way NE  
Calgary, Alberta

MLS # A2174200



**\$559,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

**\*\*Rare Opportunity &ndash; 2 Storey Family Home in a Prime Location Backing onto a Playground & Green Space!\*\*** This spacious home, offering **\*\*4 bedrooms all on the upper level\*\***, with over 1,900 sq ft of developed living space, is perfect for a large family. The main floor welcomes you with a bright and inviting living room, complete with a cozy wood-burning fireplace, and vinyl plank flooring throughout. Natural light pours in through numerous windows, while the large kitchen, featuring stainless steel appliances and ample cupboard space, overlooks the backyard. Adjacent to the kitchen is a spacious dining room, perfect for family meals and gatherings. A convenient 2-piece bathroom completes this level. Upstairs, you'll find 4 generously sized bedrooms, including a spacious primary bedroom. The upper level also features an updated 4-piece bathroom for the entire family to enjoy. The fully developed basement includes a large family room with another wood-burning fireplace, a big flex room/den perfect for a home office, a 3-piece bathroom, storage room, and laundry. Outside, the large backyard backs onto a playground and park. Parking is abundant with a huge oversized double garage and space for RV parking or 2 vehicles on the front driveway. Situated on a quiet street, this home is close to shopping centers, schools, the C-train station, hospital, and all amenities. Don&rsquo;t miss this rare chance&mdash;schedule your viewing today!