

204 Rundleridge Drive NE Calgary, Alberta

MLS # A2340723



\$600,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Common, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, See Remarks, Storage		

Inclusions: Primary Bedroom TV Mount, firepit, outdoor aesthetic swing bench, Garage heater

You're going to love this immaculate, fully renovated 5-bedroom plus office/den, 4-level split. The home has been extensively updated with over 2,200 sqft of developed space. The main floor features a bright, open kitchen and dining area with plenty of cupboard space, room for a kitchen table, new luxury vinyl plank and tile flooring, a generous living room area and foyer. and custom handrails. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with its own 2-piece ensuite. The Lower level offers a large, comfortable family room, a office/den (or additional bedroom) and a renovated full bathroom with an additional utility sink. The basement is fully developed with two additional bedrooms, generous under-stair storage, and professional weight room flooring. Outside, the property has been just as well cared for, with fully landscaped front and back yards, a brand-new front deck, and established perennial flower beds that are approximately 17 years old. The large, fenced east-facing backyard includes a custom-built moveable storage shed and a 24x24 insulated and heated detached garage. Other updates include newer windows throughout, central air conditioning, and a roof that's approximately 5 years old. Located on a quiet street within walking distance of the local elementary and junior high schools and just minutes from the shopping, restaurants, and amenities at Sunridge Mall, this is a home that has been well maintained and thoughtfully updated throughout.