



136 Rundleridge Way NE, Calgary, Alberta - \$608,800



Main Photo

Property Description

First time offered to market by long-time owner (47 years)! Built by Nu-West Homes, The Catalina bungalow is a popular plan offering 2 spacious bedrooms, formal dining room (currently a den/office), living room with bay window (currently a dining room), main floor family room which is open to the kitchen and eating area – great for family gatherings and entertaining. Over the years the owner added a 3-season sunroom to the front of the home and fully developed the lower level with 1,175 sqft. Over 2,400 sqft of developed living space! Full size primary bedroom with 3 piece ensuite, a 2nd spacious bedroom and 4 piece bathroom. There is direct access to the huge 20'x12' deck and mature, park-like, pie-shaped 6,200 sqft lot with oversized detached double garage with lane access. The lower level is fully developed: open gym with wall sink in the rec room, family room with room for a billiard table, 4th bedroom (window not to egress) with a large walk-in closet and spa-style 4 piece bathroom (jetted soaker tub) and cedar sauna. Ideal space for multi-generational family use! Many upgrades over the last 20 years: roof, furnace, most



PVC windows, hot water tank, gas fireplace insert, gleaming hardwood flooring throughout, and most recently, the front sunroom addition. Quiet street, surrounded by well-cared for homes and excellent long-time neighbors. This home has been well maintained but still offers the new owners to upgrade & personalize to their liking. Close to shopping, transit, LRT and all levels of schools.

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