

**1050 Rundlev Drive  
Canmore, Alberta**

**MLS # A2271788**



**\$1,699,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Rundlev Ests           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,832 sq.ft.           | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.21 Acre              |               |                   |
| <b>Lot Feat:</b> | Treed                  |               |                   |

|                    |                 |                   |    |
|--------------------|-----------------|-------------------|----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Other           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks     |                   |    |

**Inclusions:** 2nd refrigerator, 2nd stove, 2nd hoodfan

Single family home in the heart of Rundlev. Situated in one of Canmore's most sought-after neighbourhoods, this beautifully updated home offers four bedrooms, three bathrooms. A welcoming foyer leads into a bright, open kitchen that flows seamlessly into the dining room, where a wall of oversized windows brings in natural light and opens onto a generous outdoor deck. The inviting living room features a cozy fireplace, this level also includes a convenient bedroom and full bathroom - ideal for guests or home office needs. Upstairs, the primary suite is complemented by an additional bedroom, full bathroom and ample storage options. The fully developed lower level includes its own kitchen, creating the perfect setup for guests or roommates. The attached garage features a single door with the footprint of a double. Set on a spacious, private lot, this home blends character, comfort and practicality. With immediate access to world-class outdoor recreation - including the Canmore Nordic Centre and Quarry Lake.