

# \$649,999 - 20 Rundle Place Sw, Airdrie

MLS® #A2224818

**\$649,999**

5 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.14 Acres

Ridgeway, Airdrie, Alberta

Rare opportunity to own directly on beautiful Nose Creek Park in Ridgeway, a community with growing appeal. This well-maintained bi-level home sits on a wide 51' lot with a large fully private backyard. The yard features a mature perennial garden, rhubarb, raspberries, a variety of herbs, and a raised vegetable garden, while still providing ample grass for play. Enjoy coffee or cocktails on your covered deck while looking out over your peaceful oasis and the tranquil, natural park as herons fly overhead. Enjoy immediate access to walking trails for relaxing strolls in the park, or take a short walk through the park to downtown amenities, including the new library opening this fall. Head the other direction to walk to A.E. Bowers or Muriel Clayton schools. Offering over 2,500 sq ft of developed living space, this five bedroom, three bathroom home is thoughtfully designed. A spacious entry welcomes you into the main level, where large windows allow natural light to pour into every corner. Hardwood flooring flows throughout the principal living areas, creating a warm and cohesive feel. The generous living room features a gas fireplace for cozy evenings and direct access, via sliding glass doors, to the partially covered back deck—perfect for year-round grilling or simply enjoying the peaceful view over the park. The kitchen is both functional and stylish, with granite countertops, stainless steel appliances, ample cabinetry, and a dedicated pantry for storage. Just off the kitchen is a dining area



with a charming bay window. The main floor also features a primary retreat, complete with a walk-in closet and a four-piece ensuite. Two additional bedrooms and another full bathroom round out the upper level. The lower level offers remarkable versatility with a sprawling recreation room anchored by a second gas fireplace, ideal for movie nights or entertaining guests. Two more bedrooms are located on this level—one of which includes built-in bookshelves and an electric fireplace, making it an excellent option for a home office. A third full bathroom, laundry area, and additional storage complete the basement, which also provides direct access to the backyard. An oversized heated 24' x 26' detached garage is finished with cabinetry, shelving, and a workbench. There's enough room along the driveway for RV parking. Numerous upgrades have been added over the years. Air conditioning, installed in 2017, ensures cool summers, while the furnace was replaced in 2018. New vinyl siding (2015), a new roof (2014), and noise-reducing windows (2015) offer peace of mind. The home's appliances have been progressively updated, including a new dishwasher (2023), oven (2024), refrigerator (2020), and more. Check out the 3D tour.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224818    |
| Price          | \$649,999   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,288       |
| Acres          | 0.14        |
| Year Built     | 1993        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20 Rundle Place Sw |
| Subdivision | Ridgegate          |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 1A4            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Detached, Heated Garage, Oversized, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Basement, Electric, Gas, Living Room, Stone, Mantle, Recreation Room   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 9              |
| Zoning         | R1             |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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