



THE
A-TEAM

**RE/MAX
FIRST**

5518 RUNDLEHORN Drive, Calgary T1Y 3A6

MLS® #: **A2125438**

Area: **Pineridge**

Listing Date: **04/24/24**

List Price: **\$499,899**

Status: **Active**

County: **Calgary**

Change: **-\$1, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1976

Lot Information

Lot Sz Ar:

2,949 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,258

Low Sqft:

Ttl Sqft:

1,258

Access:

Lot Feat:

Park Feat:

Back Yard

Off Street,Parking Pad

DOM

25

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 4`4"
Living Room	Main	19`2" x 13`5"
4pc Bathroom	Upper	4`11" x 8`1"
Bedroom	Upper	10`4" x 12`0"
3pc Bathroom	Basement	5`4" x 6`11"
Den	Basement	6`8" x 8`11"

Room	Level	Dimensions
Dining Room	Main	8`1" x 10`4"
Kitchen	Main	11`2" x 10`4"
Bedroom	Upper	8`6" x 12`0"
Bedroom - Primary	Upper	13`11" x 10`4"
Bedroom	Basement	9`11" x 8`10"
Game Room	Basement	18`3" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d50

7610503

Remarks

Pub Rmks:

4 BED PLUS DEN | FULLY RENOVATED | AIR CONDITIONING | CORNER LOT Attention, prospective homeowners and investors alike, this charming semi-detached bungalow epitomizes both allure and practicality. Its timeless facade, showcasing a gently sloping roof, lays the foundation for cozy living. Upon entering, natural light fills the airy main floor, seamlessly connecting the living room, dining space, half bath, and kitchen in an open-concept layout. The kitchen is a chef's dream, featuring stainless steel appliances and sleek quartz countertops. On the upper floor you've got three generous bedrooms, each offering tranquil retreats with abundant closet space and expansive windows framing serene vistas. The upper-floor bathroom features contemporary fixtures and a rejuvenating atmosphere, catering effortlessly to daily routines. Transitioning to the basement, fully finished, comprising one snug bedroom, a den or office, a well-appointed bathroom, and a comfortable living area. Calgary summers keep getting hotter, lucky for you, this home has AC! Beyond the walls of your new home, Pineridge awaits with its array of amenities just moments away. Enjoy the convenience of nearby schools, shopping plazas, parks, and more, all contributing to the fantastic lifestyle this community offers. This home is seconds away from the bus stop. This home has a 3 car parking pad. New fence and vinyl windows installed a couple years ago. This semi-detached home harmonizes comfort, practicality, and suburban allure, presenting an idyllic haven to call home. Reach out to your preferred Realtor today—opportunity awaits, but act swiftly as this gem is sure to find a new owner in no time. Check out the virtual tour!

Inclusions:
Property Listed By:

AC
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







