



THE
A-TEAM

**RE/MAX
FIRST**

4203 RUNDLEHORN Drive, Calgary T1Y 2K3

MLS®#: **A2183327** Area: **Rundle** Listing Date: **12/13/24** List Price: **\$679,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **5,382 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,116**
 Low Sqft:
 Ttl Sqft: **1,116**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`6" x 5`9"	4pc Bathroom	Main	7`4" x 5`1"
Bedroom	Main	1`0" x 8`8"	Bedroom	Main	10`1" x 8`3"
Dining Room	Main	9`10" x 13`2"	Kitchen	Main	13`8" x 8`11"
Living Room	Main	13`6" x 1`9"	Laundry	Main	2`8" x 3`5"
Bedroom - Primary	Main	13`4" x 11`3"	4pc Bathroom	Basement	8`2" x 5`1"
Bedroom	Basement	12`7" x 11`2"	Bedroom	Basement	12`10" x 11`2"
Den	Basement	9`8" x 9`0"	Kitchen	Basement	12`5" x 9`1"

Living Room

Basement

12`5" x 1`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

1`3" x 10`5"

Title:
Fee Simple
Legal Desc:

7510277

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully renovated bungalow on a prime corner lot offers a fantastic opportunity for a first-time home buyer with mortgage helper basement! This 1100sqft+ bungalow comes with double detached garage The upper-level features 3 bedrooms, including a primary bedroom with a 3-piece ensuite, along with a full 4-piece bathroom. Enjoy the brand new, modern kitchen with stainless steel appliances, premium quartz countertops, electric stove, hood fan, dishwasher and refrigerator. Main floor comes with the separate laundry. The open concept living and dining areas showcase a gorgeous fireplace, and the entire home is upgraded with Brand new roof, luxury vinyl plank flooring, pot lights, kitchen cabinets, quartz countertops, faucets, tub and tiles and lot of more upgraders. Don't stop here step down to fully finished basement with separate entrance, kitchen, spacious living/dining areas, 3 bedrooms, and a 3-piece bathroom and with separate laundry for basement. Outside, enjoy the large backyard with large green area, a spacious deck and oversized double detached garage. Ideally located across from the school and playground, with a bus stop right at your doorstep. Don't miss out on this incredible home. Call your favourite Realtor for your private viewing!

Inclusions:
Property Listed By:

n/a
RE/MAX iRealty Innovations

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









