



THE
A-TEAM

**RE/MAX
FIRST**

5915 RUNDLEHORN Drive, Calgary T1Y 2B5

MLS®#: **A2185085**

Area: **Pineridge**

Listing Date: **01/04/25**

List Price: **\$699,800**

Status: **Active**

County: **Calgary**

Change: **-\$100, 13-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,596**

Low Sqft:

Ttl Sqft: **1,596**

Lot Information

Lot Sz Ar: **5,199 sqft**

Lot Shape:

DOM

28

Layout

Beds: **6 (4 2)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Aggregate,Front Drive,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`4" x 15`6"
Kitchen	Main	12`1" x 11`2"
4pc Bathroom	Main	5`6" x 10`11"
4pc Ensuite bath	Upper	4`11" x 7`8"
Bedroom	Upper	9`8" x 12`0"
Bedroom - Primary	Upper	11`0" x 15`4"
Bedroom	Basement	7`6" x 11`2"

Room	Level	Dimensions
Foyer	Main	6`10" x 8`1"
Living Room	Main	17`0" x 12`2"
4pc Bathroom	Upper	5`2" x 10`0"
Bedroom	Upper	9`11" x 12`0"
Bedroom	Upper	10`9" x 8`8"
4pc Bathroom	Basement	4`11" x 7`8"
Bedroom	Basement	8`5" x 7`5"

**Kitchen
Game Room**

**Basement
Basement**

**9`0" x 4`2"
21`7" x 9`7"**

Laundry

Basement

4`11" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410707

Zoning:
R-CG

Remarks

Pub Rmks:

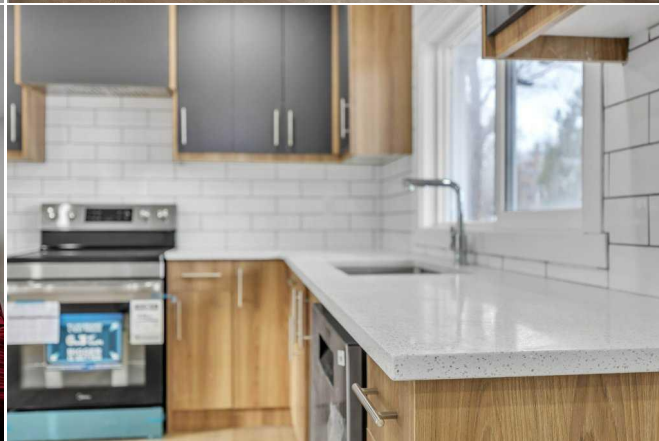
****Stunning extensively Renovated Home with Spacious Living and Prime Location** Step into this beautifully renovated home situated on an expansive 50+ foot frontage, offering 6 bedrooms and 4 full bathrooms. Perfect for families, this property boasts a thoughtfully designed layout and a sun-filled, South-facing backyard ideal for outdoor living. Main Level: Be greeted by two inviting living areas that provide ample space for relaxation and entertainment. The large, dual-toned kitchen is a chef's dream, seamlessly connected to a dedicated dining area. A full bathroom on the main floor adds convenience for guests or multi-generational living. Upper Level: The upper floor features 4 generously sized bedrooms, including a luxurious primary suite complete with a 4-piece ensuite and a spacious walk-in closet. An additional full bathroom serves the remaining bedrooms. Basement: The fully developed basement includes an illegal suite, offering 2 bedrooms, a full bathroom, and a massive living area - perfect for extended family or potential rental income. Location: Conveniently located near essential amenities, this home provides easy access to major highways, ensuring smooth connectivity for commuting or weekend getaways. Don't miss this opportunity to own a versatile, move-in-ready home in a highly desirable area!**

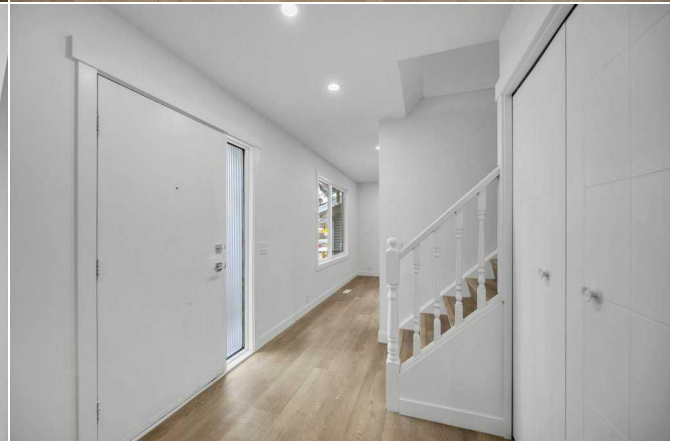
Inclusions:
Property Listed By:

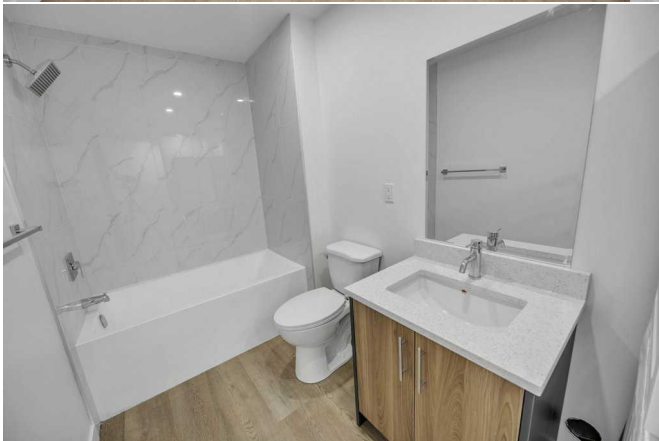
**NA
PREP Realty**

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

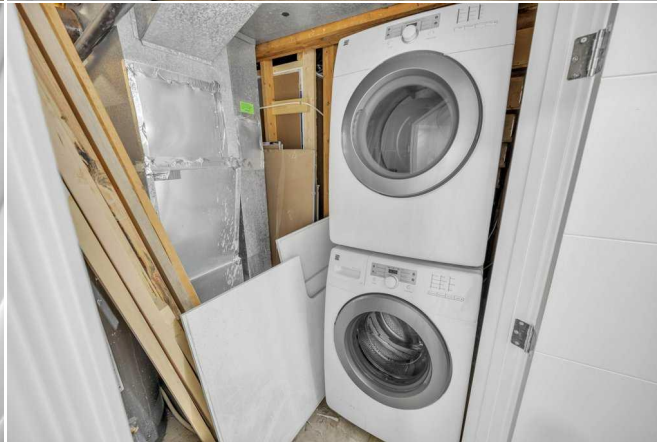
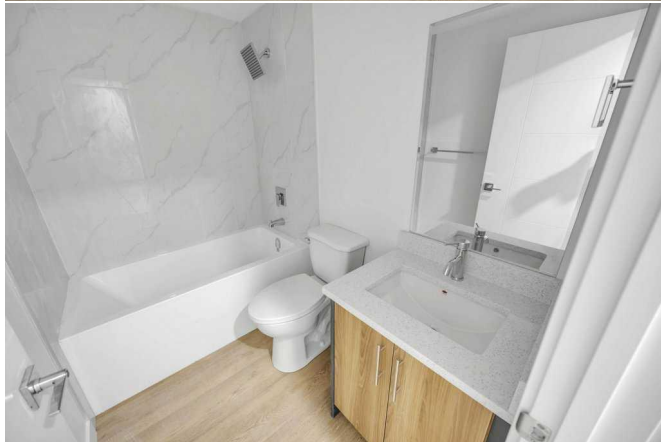












5915 Rundelhorn Dr NE, Calgary, AB

Main Floor Exterior Area 796.03 sq ft
Interior Area 728.51 sq ft



PREPARED: 2024/12/28



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5915 Rundelhorn Dr NE, Calgary, AB

1st Floor Exterior Area 739.08 sq ft
Interior Area 729.61 sq ft



PREPARED: 2024/12/28



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5915 Rundelhorn Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 707.94 sq ft
Interior Area 641.75 sq ft



PREPARED: 2024/12/28



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