



THE
A-TEAM

**RE/MAX
FIRST**

6863 RUNDLEHORN Drive, Calgary T1Y 4P2

MLS®#: **A2185468**

Area: **Pineridge**

Listing Date: **01/09/25**

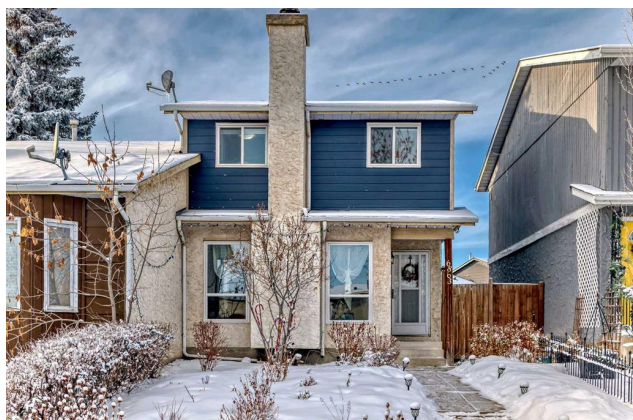
List Price: **\$499,500**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,278

Year Built:

1980

Low Sqft:

Ttl Sqft:

1,278

Lot Information

Lot Sz Ar:

2,604 sqft

Lot Shape:

DOM

23

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Laminate Counters,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`5" x 14`3"	Kitchen	Main	12`11" x 8`8"
Dining Room	Main	8`0" x 8`0"	2pc Bathroom	Main	5`7" x 4`7"
Bedroom	Second	8`10" x 10`4"	Bedroom	Second	10`6" x 8`1"
4pc Bathroom	Second	6`10" x 7`5"	Walk-In Closet	Second	7`2" x 3`0"
4pc Ensuite bath	Second	6`11" x 8`1"	Bedroom - Primary	Second	11`6" x 11`8"
Den	Basement	10`9" x 10`10"	3pc Bathroom	Lower	5`9" x 6`2"
Game Room	Basement	18`4" x 11`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7811053

Remarks

Pub Rmks: **NO CONDO FEE. The total living space is 1747 sq ft. This lovely semi-detached home has a fantastic open - concept layout. A generous size living room with two large windows that brings in natural lights. The dining room is just adjacent to the living room great for entertaining. The kitchen has beautiful coffee toned cabinetry with TONS of storage & prep space, with stainless steel appliances. Laundry is conveniently located on this level and powder room. Head upstairs you will find a good size Primary bedroom with a 4 piece en-suite and a walk in closet. There are another two bedrooms and a shared bathroom on this upper level. The basement is fully finished with a recreation room, a den and another full bathroom. Some of the windows were changed in 2019, Sidings was changed 2020, fence was changed to 2021.**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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











