



**6808 Rundlehorn Drive NE  
Calgary, Alberta**

**MLS # A2301051**



**\$544,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Paved, See Remarks, Triple Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge and 2 infrared heaters in the Garage

Nestled in the heart of the wonderful community of Pineridge, this sweet home has been lovingly restored to like-new condition offering a rare level of craftsmanship and attention to detail. Situated on a massive 72' x 110' lot, the property is a private sanctuary that borders a sprawling city park, providing immediate access to winter sledding hills, summer soccer fields, and scenic paved walking paths right at your doorstep. The exterior has been meticulously refreshed with new paint, fascia, and gutters, while the lush professional landscaping—featuring flowering dogwoods, heritage white roses, and 50 feet of fragrant French lilacs—leads to an insulated, dry-walled triple garage. For those with adventure in mind, the oversized, fenced, and gated side yard offers ample space for RV or truck storage, eliminating those pesky off-site fees. Inside, no expense was spared in the renovation, which includes R-70 attic insulation, all-new windows, and a high-efficiency Rudd 2-stage furnace. The main floor is a modern showpiece, featuring durable vinyl plank flooring and a chef-inspired kitchen anchored by black quartz countertops, a large island, and a stunning Italian Carrara marble backsplash. The upper level offers two spacious bedrooms with premium underpad and carpet, alongside a spa-like bathroom finished with granite countertops, maple cabinetry, and a new tub. The lower level adds even more versatility with third bedroom or (cozy family room ) and a bonus room perfect for a home office or hobby space. In Pineridge, you aren't just buying a house; you're gaining a vibrant neighborhood lifestyle with schools, playgrounds, shopping, transportation, with quick access to downtown, Stoney Trail, #1 Highway and community spirit all wrapped into one incredible package.