



GRASSROOTS
REALTY GROUP

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5820 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2334146



\$618,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Gazebo, Landscaped, Rectangular Lot, See		

Heating: Forced Air, Natural Gas, See Remarks

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Crown Molding, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Beautiful single family house in prime location . Home featured an open floor plan living room combined with beautiful white kitchen, 3 good sized bedroom , Master bedroom has a 2 piece ensuite bath . Main floor has new floorings in living room and kitchen, separate laundry and separate entrance. Basement has a legal 2 bedroom suite with separate entrance and laundry and kitchen. spacious family room in basement with 2 good sized bedrooms and a full bath. egressed windows in bedrooms. and a kitchen. exterior has poured concrete walkway, and a gazebo. beautiful yard with an oversized 22.5x24 heated insulated garage, and a RV poured concrete parking. Walk to elementary school and bus . Pride of ownership and extra income from the basement suite currently rented for \$1520.00 including UT, upstairs 1860 +60% UT . Buyer must assume the basement tenant. upstairs tenant is moving out end of August.