



**GRASSROOTS**  
REALTY GROUP

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**5820 Rundlehorn Drive NE  
Calgary, Alberta**

**MLS # A2248947**



**\$639,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Gazebo, Landscaped, Rectangular Lot, See		

**Heating:** Forced Air, Natural Gas, See Remarks

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**LLD:** -

**Exterior:** Vinyl Siding, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

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

**Inclusions:** none

Legal suited single family house. Featuring new floorings in living room and kitchen, open floor plan with renovated white kitchen. 3 bedroom upstairs with separate laundry and entrance. 1 full bath upstairs and a half bath ensuite. Basement is 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. exterior has poured concrete walkway, and a gazebos. beautiful yard with an oversized 22.5x24 heated insulated garage, and a RV concrete parking. Walk to elementary school and bus . Excellent ownership and extra income from the basement.