



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4728 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2273423



\$649,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Wood	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Basement fridge, stove, washer and dryer

GREAT VALUE ALERT\$250,000(YES, QUARTER OF ONE MILLION DOLLARS!!!) has been spent in 2023-25 on RENOVATIONS and improvements of this IMMACULATE PROPERTY located in the heart of the sought after community of Rundle. Welcome to 4728 RUNDLEHORN DRIVE. This is NOT YOUR AVERAGE fix and flip. The owner went over and above to renovate this property. There are AT LEAST 15 REASONS WHY YOU SHOULD BUY THIS HOUSE: 1) Legal, Legal, Legal BASEMENT SUITE(yes, it's LEGAL!!!) - it offers 2 BEDROOMS with HUGE EGRESS WINDOWS, a kitchen, a dining area, a living room, a 4PC bathroom and a separate laundry. Master bedroom is HUGE and has 2 windows(VERY RARE!). ***EVERYTHING HERE IS NEW!!!. Appliances are BRAND NEW(2025)***Note: the basement is rented out to an awesome tenant(month to month) at \$1200/month + \$200(for utilities). 2) The Main Floor - offers a STATE OF THE ART High End KITCHEN(fancy backsplash, GRANITE COUNTERTOPS, to the ceiling cupboards, ultra high end SAMSUNG APPLIANCES....it's so fancy even the fridge has a built-in TV and W-Fi in it!). 3/4" solid HARDWOOD FLOORING THROUGHOUT the main floor(none of that cheap LVP here!). French Doors leading to a COMPOSITE DECK. 2 newly renovated bathrooms. Master bedrooms comes with its own 2PC ensuite and the other bathrooms is 5PC!!! Separate laundry with high end ELECTROLUX washer and dryer. Side entrance to the backyard. 3) NEW ROOF SHINGLES(2024). 4) NEW VINYL SIDING/SOFFIT/FACIA/GUTTERS. 5) All NEW WINDOWS(upstairs and in the basement)6) New interior and exterior doors. 6) High efficiency furnace and a CENTRAL AIR CONDITIONING UNIT. 7) Mechanic's Dream 22' x 24' HEATED GARAGE with 10' ceilings and a

9' metal garage door(new motor). This garage will absolutely blow you away! 8) RV parking(for up to 6 cars!) with a heavy duty CONCRETE PAD and SUPER COOL COMMERCIAL GRADE AUTOMATIC METAL SLIDING GATE(you just don't see this kind of stuff anywhere else! Are you excited now???) 9) Brand New Pressure Treated Wood Fence. 10) Low maintenance front and backyard with a ton of concrete work done. 11) Gazebo in the backyard. 12) 2 wood burning fireplaces upstairs and downstairs(each has its own separate chimney) 13) 4 surveillance cameras for your security. 14) LOCATION, LOCATION, LOCATION - steps away from Rundle School(K-6), Cecil Swanson School(K-6), Dr. Gordon Higgins School(7-9), St. Rupert School(K-6). Easy access to Sunridge Mall and LRT. Quick commute to downtown and YYC. Where else can you buy a property like this???!!! You absolutely have to come and see it NOW!!! Do not wait. It will NOT LAST LONG! Hurry up!