



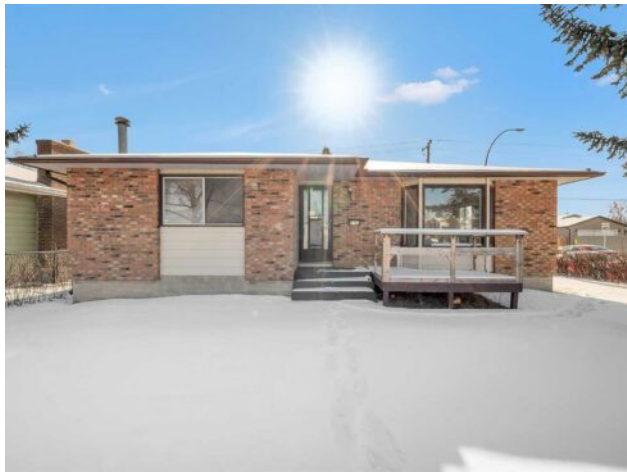
GRASSROOTS
REALTY GROUP

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5703 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2195964

\$575,000



Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: na

This modern, detached 3-bedroom bungalow has been tastefully renovated and includes a separate entrance, offering the potential to create a secondary legal suite (subject to city/municipal approval and permits) for supplemental income. Recent updates include new light fixtures, doors, baseboards, and fresh paint. The open-concept floor plan boasts large bay windows and a spacious living room that flows seamlessly into the updated kitchen. The kitchen features a new window for extra sunlight, sleek stainless steel appliances, quartz countertops, a tiled backsplash, and durable vinyl plank flooring throughout the main level. The generously sized primary bedroom includes a 2-piece ensuite bathroom. Two additional well-sized bedrooms and a renovated 4-piece bathroom complete the main floor. Enjoy a new roof (weather permitting), newer hot water tank and a high efficiency furnace which was installed 4 years ago. An oversized double garage is located at the rear of the property, along with a fenced yard. Don't miss out! View the virtual tour or schedule your private showing today.