



GRASSROOTS
REALTY GROUP

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5407 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2212180



\$274,990

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	525 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, High Ceilings, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s)		

Inclusions: All Furnishings

COZY & RUSTIC CABIN-LIKE BI-LEVEL DUPLEX WITH VAULTED CEILINGS, PRIVATE DECK & PARKING! Welcome to 5407 Rundlehorn Drive NE – a charming and unique 2-bed, 1-bath home offering nearly 900 SQFT of developed living space in a family-friendly, amenity-rich community. With all the must-haves already in place and creature comforts like a gas fireplace, back deck with gas line & a gas stove, this home offers unbeatable value with LOW condo fees! As you step inside, you're greeted by a split-level foyer with soaring ceilings, coat storage and access to both levels. Head upstairs to find a STUNNING vaulted cedar plank ceiling with exposed beams – a rare architectural feature that brings warmth and a cozy, CABIN-LIKE ambiance to the home. The open-concept main living area features a generous living room with gas fireplace and oversized picture windows that fill the space with natural light. The central dining area offers ample room for entertaining and flows into a galley-style kitchen outfitted with stainless steel appliances including a gas stove, espresso-toned cabinetry, glass subway tile backsplash, and a kitchen sink window to look out at the back deck. The back door off of the dining room leads onto a private South-facing deck, ideal for summer barbecues, morning coffee, or evening relaxation under the stars. Back inside & down the hall, you'll find a beautifully decorated 4-piece bathroom, complete with a large vanity with plenty of counter space & storage, plus a soaker tub with oversized tile surround. Heading to the lower level, you'll discover two comfortable and good-sized private bedrooms. The primary bedroom is spacious enough for a king-sized bed and features a large window, while the second bedroom offers flexibility for use as a guest room, office, or kid's bedroom. You'll also find a

convenient in-unit laundry area, storage, and utility room on this level. The unit comes with an assigned parking stall (#76) and a newer roof (completed 2021) for peace of mind, plus the owner is happy to include all furnishings in the sale! This well-managed complex is pet-friendly and located just steps from schools like Lester B. Pearson, parks like Pineridge Outdoor Rink, recreation like Village Square Leisure Centre, & lots of shopping like Trans Canada Shopping Centre, Sunridge Mall & Costco. You're also minutes from major roads like 16th Ave & Stoney Trail, making commutes around the city a breeze & lots of public transportation options including the nearby Rundle LRT station for access to all of Calgary. Jumping in the car: Downtown is a 15 min drive (11.2 KM), Airport is a 22 min (12.1 KM), & Banff is a 1 hr 37 min drive (133KM).