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6432 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2337769

$524,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Central, High Efficiency, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: 2 Fireplace Screens

A PERFECT FAMILY BUNGALOW in the sought after Pineridge community - large primary bedroom with a 2 piece ensuite plus 2 other good sized bedrooms on the main floor with a roughed in large bedroom in the lower area - perfect for a teenager or grandma and grandpa. The kitchen with easy to clean ceramic tile shows loads of cupboard and counter space with all newer stainless steel appliances plus a breakfast nook. The living room boasts gleaming Heartland plank flooring, lots of natural light with the bay window plus a brick faced wood burning fireplace to keep you cozy on the cold winter days. A nice dining area and 4 piece bathroom round out the main floor. The lower level shows a well developed large family room with a bar and another brick faced wood burning fireplace - perfect for relaxing or entertaining. There is also a large semi-developed bedroom, and 2 large storage areas, one with roughed in plumbing ready for a bathroom; a huge laundry area with newer upscale washer and dryer. A good sized hot water tank and high efficiency furnace finish off the lower level. Now the big back yard with a large concrete patio and a natural gas bib for your bar-b-q - great for your morning coffee or family dinners. You have plenty of parking, an oversized double garage with natural gas hookup plus a gravel RV parking pad with its own regular electrical outlet plus a special RV plug in. Please note the house and garage rooves have newer top of the line long lasting shingles. You have everything you need in this area - a wonderful community hall, lots of shopping, library, arenas and all schools close by, plenty of parks and walking trails. Plus it is just off the Trans Canada Highway and Stoney Trail, so very fast to anywhere in and out of Calgary. DON'T MISS OUT ON THIS ONE - GET IT BEFORE SCHOOL STARTS.

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