## 6320 Rundlehorn Drive NE
## Calgary, Alberta

**MLS # A2273941**



# $579,900

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|---|---|
| **Division:** | Pineridge |
| **Type:** | Residential/House |
| **Style:** | Bungalow |

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| **Size:** | 1,326 sq.ft. | **Age:** | 1975 (50 yrs old) |
| **Beds:** | 4 | **Baths:** | 1 full / 1 half |

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| **Garage:** | Double Garage Detached |
| **Lot Size:** | 0.13 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |

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| **Heating:** | Mid Efficiency, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Linoleum | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Full | | **LLD:** | - |
| **Exterior:** | Concrete, Metal Siding , Wood Frame | | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | Laminate Counters, No Smoking Home | | | |

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| **Inclusions:** | NONE |

Welcome to this large and well-kept bungalow located in the heart of Pineridge, just steps away from schools, playgrounds, and a convenient shopping plaza. Enjoy quick access to 68 Street, 52 Street, Stoney Trail, and 16 Avenue for easy commuting. This inviting home offers newer windows and an open-concept main floor. As you enter, you're greeted by a bright living room that flows seamlessly into the dining area and a functional kitchen complete with a breakfast nook and a window overlooking the backyard. The main level features three spacious bedrooms, including a primary suite with its own 2-piece ensuite, as well as a full 4-piece bathroom. A separate side entrance leads to the lower level, which offers excellent potential for a future suite (subject to city approval). The basement includes a large family room with a cozy fireplace, an additional bedroom, and a den—perfect for office space or storage. Outside, you'll find a covered sunroom and a double oversized garage, providing plenty of space for vehicles, hobbies, or storage. Don't miss this opportunity—call today to book your private viewing before it's gone!