



## 159 Rundlehorn Crescent Calgary Alberta

\$550,000

Welcome to 159 Rundlehorn Crescent, an inspiring bungalow with endless potential! The notable design hosts an extraordinary outdoor experience unlike anything else in Rundle - with a residence that spans over 1900 square feet of developed living space! This residence offers the best of both worlds, comfort for large families and conversion potential for investors alike. The main level is timeless in design with a plethora of natural light complimenting the stunning hardwood floors. Step into your family room, elevated by a show-home worthy feature wall, and adorned with sightlines of your lovely front yard oasis. The formal dining room showcases designer lighting and seamlessly transitions into the culinary retreat. The chef-inspired kitchen transcends time and trends with ample white cabinetry, refined tile, stainless steel appliances, a dining nook and a storybook window overlooking the backyard. Three spacious bedrooms, including a primary retreat with charming bay windows are offered on this level. The main has a spa-inspired five-piece bath that is newly remodelled, featuring dual vanities with quartz counters, mornings just got easier! Descend to the developed lower level with original charm and endless potential. The configuration hosts a wide-open recreational room with a wood-burning fireplace, a spacious fourth bedroom (no egress), laundry, a storage room that could be a 5th bedroom or kitchen, plus a gorgeous three-piece bath with a designer. This property is zoned RCG - with suite conversion potential (pending meeting the requirements & obtaining city approval of course). Create a separate entrance as this residence has a multitude of parking, a back-lane and front/back yards - ideal for future guests. The lower-level design is open-concept (with the furnace room tucked out of the way) - and it has the appropriate space to accommodate a kitchen (with c...

3pc Bathroom 3.75 Ft x 8.67 Ft

Bedroom 13.00 Ft x 12.42 Ft

Laundry room 4.00 Ft x 10.08 Ft

Recreational, Games room 20.92 Ft x 25.83 Ft

Storage 10.67 Ft x 10.50 Ft

Furnace 3.33 Ft x 8.50 Ft

Bedroom 10.08 Ft x 8.25 Ft

Bedroom 10.00 Ft x 8.17 Ft

Dining room 8.25 Ft x 9.42 Ft

Kitchen 11.58 Ft x 11.83 Ft

Living room 13.42 Ft x 16.33 Ft

Primary Bedroom 13.00 Ft x 11.83 Ft

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Listing Presented By:



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