



4728 Rundlehorn Drive Calgary Alberta

\$649,900

*****GREAT VALUE ALERT*****\$250,000 (YES, QUARTER OF ONE MILLION DOLLARS!!!) has been spent in 2023-25 on RENOVATIONS and improvements of this IMMACULATE PROPERTY located in the heart of the sought after community of Rundle. Welcome to 4728 RUNDLEHORN DRIVE. This is NOT YOUR AVERAGE fix and flip. The owner went over and above to renovate this property. There are AT LEAST 14 REASONS WHY YOU SHOULD BUY THIS HOUSE: 1) Legal, Legal, Legal BASEMENT SUITE (yes, it's LEGAL!!!) - it offers 2 BEDROOMS with HUGE EGRESS WINDOWS, a kitchen, a dining area, a living room, a 4PC bathroom and a separate laundry. Master bedroom is HUGE and has 2 windows (VERY RARE!). *****EVERYTHING HERE IS NEW!!!**. Appliances are BRAND NEW (2025)*****Note: the basement is rented out to an awesome tenant (month to month) at \$1200/month + \$200 (for utilities).** 2) The Main Floor offers - a STATE OF THE ART High End KITCHEN (fancy backsplash, GRANITE COUNTERTOPS, cabinets that reach the ceiling, ultra high end SAMSUNG APPLIANCES.... so fancy even the fridge has a built-in TV and WI-Fi in it!). 3/4" solid HARDWOOD FLOORING THROUGHOUT the main floor (none of that cheap LVP here!). French Doors leading to a COMPOSITE DECK. 2 newly renovated bathrooms. Master bedrooms comes with its own 2PC ensuite and the other bathroom is 5PC!!! Separate laundry with high end ELECTROLUX washer and dryer. Side entrance to the backyard. 3) NEW ROOF SHINGLES (2024). 4) NEW VINYL SIDING/SOFFIT/FACIA/GUTTERS. 5) All NEW WINDOWS(upstairs and in the basement)6) New interior and exterior doors. 6) High efficiency furnace and a CENTRAL AIR CONDITIONING UNIT. 7) Mechanic's Dream 22' x 24' HEATED GARAGE with 10' ceilings and a 9' metal garage door (new motor). This garage will absolutely blow you away! 8) RV parking (for up to 6 cars!) with a heavy duty CONCRETE PAD and SUPER COOL COMMERCIAL GRADE AUTOMATIC METAL SLIDING GATE (you just d...

4pc Bathroom 7.50 Ft x 5.00 Ft
Bedroom 11.25 Ft x 9.17 Ft
Bedroom 13.42 Ft x 17.08 Ft
Family room 15.00 Ft x 13.58 Ft

5pc Bathroom 10.17 Ft x 7.17 Ft
Bedroom 10.42 Ft x 10.08 Ft
Dining room 12.17 Ft x 8.17 Ft
Foyer 4.08 Ft x 6.33 Ft

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Listing Presented By:



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Kitchen	7.92 Ft x 14.75 Ft	Kitchen	9.50 Ft x 9.75 Ft
Storage	8.25 Ft x 6.50 Ft	Living room	15.67 Ft x 14.42 Ft
Furnace	7.50 Ft x 7.58 Ft	Primary Bedroom	10.33 Ft x 19.17 Ft
2pc Bathroom	6.75 Ft x 5.50 Ft		