

**4724 Rundlehorn Drive NE
Calgary, Alberta**

MLS # A2250670



\$679,900

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,277 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Dishwasher, Electric Range, Microwave, Range, Refrigeratorx1, Washer/Dryer, Window Coverings

Welcome to 4724 Rundlehorn Drive NE – a spacious and versatile family home in the heart of Rundle, offering 2,465 sq. ft. of developed living space across four levels. The main floor features a bright living room with a cozy fireplace, spacious dining area, and a functional kitchen with ample storage. Upstairs you’ll find three bedrooms, including a large primary with private 2-piece ensuite, plus a full 3-piece bath. The lower levels provide incredible flexibility with a walk-out basement, a second kitchen, a full bathroom, a large family/rec room, laundry, and two additional bonus rooms – perfect as offices, hobby rooms, or guest space. With window upgrades, these bonus rooms could be developed into legal bedrooms, adding long-term value. Recent updates include a roof (5 years old), giving peace of mind for years to come. Outside, the large lot features mature landscaping and an impressive triple garage (approx. 785 sq. ft.) – ideal for vehicles, projects, or extra storage. Located close to schools, parks, shopping, transit (including C-Train), and major roadways, this home delivers both convenience and potential. Book your showing today to explore the possibilities!