



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 PINECLIFF Way, Calgary T1Y3X4**

MLS® #: **A2124953**

Area: **Pineridge**

Listing Date: **04/24/24**

List Price: **\$514,900**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **825**  
Low Sqft:  
Ttl Sqft: **825**

DOM

**25**

Layout

Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **3 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Many Trees**  
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 11`11"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`3" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>7`10" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`7" x 11`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`0" x 10`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`5" x 7`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`3" x 4`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7710896**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 2-bathroom 3-Level Split residence nestled in the highly sought-after community of Pineridge. This remarkable home boasts a grand open-concept layout that fosters a distinct feeling of spaciousness. Enhanced by gorgeous laminate flooring and neutral color palette throughout are complemented by various built-in features that add both style and functionality to the home. With trendy finishes and modern amenities, this home has been designed to perfection. Upon entering the spacious main floor, you'll be greeted by an abundance of natural light floods in through the oversized windows, creating a warm and inviting atmosphere. The open living area and well-appointed kitchen, complete with unique light fixtures, cater to both functionality and aesthetic appeal. Additionally, the main floor offers ample space for dining. As you move to the lower level, you'll discover a tastefully designed 3-piece bathroom and a sizable bedroom with a closet, providing versatility and ease. Upstairs, there are 2 generously-sized bedrooms with tons of storage space, providing plenty of room for a growing family or guests. This floor is finished with a modern and contemporary 4 piece bath. Outside, the sunny, south-facing backyard and expansive deck offer privacy and relaxation. The property also features an oversized detached double garage with double-sided entry, along with a substantial shed for secure storage. Ample parking space for cars, large vehicles, or RVs is available, including off-street parking in front of the home. Additional upgrades include a newer hot water tank, fridge, washer/dryer (all in 2023), and a roof replacement in 2012. Ideally situated just minutes away from various dining, shopping, and recreational amenities, as well as schools and public transit, this remarkable home invites you to experience its charm firsthand. Schedule a showing with your preferred REALTOR® today**

Inclusions: **Glass cooktop is cracked but still operational and sold "As Is".**

Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















