



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6360 PINERIDGE Road, Calgary T1Y 1M5**

MLS®#: **A2142578**

Area: **Pineridge**

Listing Date: **06/20/24**

List Price: **\$597,700**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1974**

Lot Information

Lot Sz Ar: **6,178 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,142**  
Low Sqft:  
Ttl Sqft: **1,142**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
Park Feat: **Insulated,Oversized,Parking Pad,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stone,Wood Frame**  
Flooring: **Ceramic**  
**Tile,Hardwood,Laminate,Linoleum,Parquet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Skylight(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 15`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>12`9" x 23`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 13`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 11`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`5" x 7`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>17`7" x 16`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**731522**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **This great property is situated on a quiet, family - friendly street and features a triple garage with one an in-floor heated bay and oversize double garage including a four-post hoist, plus, a concrete RV pad. 3-bedroom, 2 full bath home has undergone impressive updates over the years: AIR Conditioner, gleaming hardwood floor throughout the main level, granite counter tops in the kitchen, electrical was updated to meet code requirements in 2022, the cedar fence was replaced in 2022; did I mention about a roof? - the roof is tar and gravel, which has a long lifespan, and it is extremely hail resistant. Main Level offers a spacious living room with a fireplace, a large kitchen with black appliances, and a dining area. The primary bedroom that has a beautiful 4 pc ensuite shared bathroom with a heated floor, and 2 good size spare bedrooms complete the main level. Skylights in the kitchen and bathroom, big windows give a lot of natural light. The fully developed basement has large windows, a specious recreation room with a bar area, a family room with another fireplace, and ample storage. Outside you can find a covered deck, a large West backyard where you can enjoy time with your family and friends. Ideal for a first-time buyers or investors. A lot of potential!**

Inclusions:  
Property Listed By:

**Pool Table**  
**TREC The Real Estate Company**

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

















