



THE
A-TEAM

**RE/MAX
FIRST**

43 PINELAND Close, Calgary T1Y 3H2

MLS®#: **A2152376** Area: **Pineridge** Listing **07/25/24** List Price: **\$1,075,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **3,039**
 Lot Information Low Sqft:
 Lot Sz Ar: **15,284 sqft** Ttl Sqft: **3,039**
 Lot Shape:

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Garden,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Secluded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Shake** Construction: **Brick,Cedar,Wood Frame**
 Heating: **Forced Air,Zoned** Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Sewer: **Garden,Private Yard** Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Electric Stove,Garage Control(s),Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Beamed Ceilings,Granite Counters,High Ceilings,Natural Woodwork,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`3" x 8`9"	Den	Main	14`10" x 11`7"
Breakfast Nook	Main	13`6" x 8`5"	Kitchen	Main	12`7" x 12`9"
Family Room	Main	23`10" x 20`2"	Living Room	Main	23`3" x 15`2"
Mud Room	Main	14`7" x 3`9"	Laundry	Main	7`1" x 10`2"
2pc Bathroom	Main	4`8" x 7`0"	Bedroom	Upper	13`4" x 13`7"
Bedroom	Upper	13`1" x 12`7"	Den	Upper	14`5" x 7`3"
Bedroom - Primary	Upper	16`8" x 15`1"	3pc Bathroom	Upper	7`3" x 8`11"

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7710272

Remarks

Pub Rmks:

1/3 ACRE PRIVATE LOT | 3000 sf 2 Story Home | Separated Basement Entry | There Is Nothing Like This in the NE | First Time on the Market - Welcome to your dream home, a home to create your family's legacy. A stunning estate designed by the locally renowned architect Stavro Melathopolous, known in Calgary for his design of the iconic Smugglers Inn Steak House. Nestled on one of the largest lots in the Northeast, this 1/3 acre property is a rare gem, surrounded by the tranquility of a 5-acre park. The meticulously cared-for yard boasts mature landscaping, offering a serene and picturesque setting. This impressive 2-story home spans over 3000 square feet, showcasing sharp roof lines and extensive classic brickwork that exude timeless elegance. Inside, you'll find three spacious bedrooms with soaring ceilings, including a luxurious primary suite featuring two balconies with East and West-facing views. The main floor is a masterpiece of design, featuring a sprawling layout that offers multiple living spaces perfect for entertaining and relaxation. The recently renovated kitchen boasts newer hardwood floors and modern amenities. The main floor also showcases timeless wood finishes and a solid exposed wood beam, adding character to the home. A grand brick hearth with a two-sided gas fireplace creates a cozy and inviting atmosphere. Tall ceilings and a magnificent spiral staircase enhance the sense of openness and sophistication throughout this exquisite space. For those seeking additional space or the ability to add a suite (subject to city approval), the unfinished basement offers a separate entrance option, providing endless possibilities for customization. The home is equipped with two furnaces for zoned heating, ensuring comfort throughout the seasons. Modern conveniences include 150 Amp electrical service and an oversized 2-car attached garage with 220v outlets and tall enough ceilings to accommodate a car lift. This exceptional estate home is an extremely rare find, offering a blend of classic design, modern amenities, and a prime location surrounded by natural beauty. Don't miss the opportunity to make this remarkable property your own.

Inclusions:

Gazebo, Greenhouse, Sheds, Miscellaneous yard decorations. Armoire at front door. Dining set in Family Room - Dining table, 8 Chairs, Buffet, and Side board beside fireplace. Bedroom set in upper bedroom - dresser, 2 end tables, bed frame, make up desk and armoire.

Property Listed By:

Real Broker

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









