

195 PINECLIFF Way, Calgary T1Y3X4

Pineridge MLS®#: A2156433 Area: Listing 08/09/24 List Price: **\$508,000**

Status: Active Calgary Association: Fort McMurray County: Change: -\$7k, 07-Sep

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

1978

Lot Information

Lot Sz Ar: 4,402 sqft Lot Shape:

Access:

Year Built:

Lot Feat: Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees Park Feat:

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Additional Parking, Double Garage Detached, Garage Door Opener, Oversized, RV Access/Parking

825

825

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (2 1)

2.0 (2 0)

4 2

3 Level Split

41

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating:

Forced Air, Natural Gas Stucco, Wood Frame Flooring:

Sewer:

Carpet, Laminate, Tile Ext Feat: None

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

10`8" x 13`5"

Int Feat: See Remarks

Utilities:

Main

Entrance

Room Information

Level Level **Dimensions** <u>Room</u> <u>Dimensions</u> Room 48`11" x 39`1" Kitchen With Eating Area Main 56`7" x 36`1" **Living Room** Main **Bedroom - Primary** 43`9" x 39`1" **Bedroom** Upper 25`8" x 36`1" Upper **Bedroom** Lower 41`3" x 36`11" 4pc Bathroom Upper 16`2" x 24`10" 3pc Bathroom Basement 13`1" x 32`10" Furnace/Utility Room 34`2" x 23`0" **Basement**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1 Legal Desc: 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 boasts spacious brand new 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 freshly painted interior walls, newer composite deck with aluminum railings, brand new stove, 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:

Free-standing cabinets in kitchen

Property Listed By: **CIR Realty**

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