



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 PINECLIFF Way, Calgary T1Y3X4**

MLS® #: **A2156433**

Area: **Pineridge**

Listing Date: **08/09/24**

List Price: **\$508,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 07-Sep**

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

**41**  
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: **Additional Parking,Double Garage Detached,Garage Door Opener,Oversized,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**  
**Dishwasher,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Kitchen Appl:  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	48`11" x 39`1"	Kitchen With Eating Area	Main	56`7" x 36`1"
Bedroom - Primary	Upper	43`9" x 39`1"	Bedroom	Upper	25`8" x 36`1"
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	Basement	34`2" x 23`0"
Entrance	Main	10`8" x 13`5"			

