



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**928 PINECLIFF Drive, Calgary T1Y 3Y2**

MLS®#: **A2177255**

Area: **Pineridge**

Listing Date: **11/07/24**

List Price: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **830**  
Low Sqft:  
Ttl Sqft: **830**

DOM

**13**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **3 Level Split**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Rectangular Lot,Sloped Down**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 11`10"</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`3" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>7`10" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`6"</b>	<b>Other</b>	<b>Main</b>	<b>5`7" x 3`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 11`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 11`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`3" x 7`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7711693**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Step into this warm and inviting detached home, nestled in the heart of the Pineridge community on a lush, traditional lot surrounded by mature trees and flourishing perennials. Picture yourself harvesting fresh fruit from your backyard and enjoying vibrant blooms throughout the seasons—this is a garden-lover's dream come true. The moment you walk in, you're greeted by a cozy living room bathed in natural light, perfect for unwinding or gathering with loved ones. The flow leads seamlessly into a welcoming kitchen and dining area, where culinary creativity meets convenience. Here, you'll find a spacious open pantry that keeps everything you need within reach—ideal for the home chef or organizer at heart. With three well-sized bedrooms and two full bathrooms, this home is tailored for comfort and functionality. Whether it's family, friends, or just your quiet personal retreat, everyone will find their own cozy corner. For those who love to entertain, the deck is truly an entertainer's paradise. Step out and relax in a space that feels like an extension of the indoors, bringing you and your guests closer to nature. And don't miss the rooftop deck—a peaceful spot to sip your morning coffee or unwind at sunset. This is more than a house; it's a place where memories will blossom as naturally as the flowers in the garden. Welcome to your forever home in Pineridge!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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

















