



THE
A-TEAM

**RE/MAX
FIRST**

43 PINELAND Close, Calgary T1Y 3H2

MLS® #: **A2181059**

Area: **Pineridge**

Listing Date: **11/26/24**

List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **15,284 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,039**
Low Sqft:
Ttl Sqft: **3,039**

DOM

25
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**
Heating: **Forced Air,Zoned**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Brick,Cedar,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Tile**
Water Source:
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-CG

7710272

Remarks

Pub Rmks: ***OPEN HOUSE - Saturday November 30, 1pm - 3pm* There's simply nothing like this in Calgary's northeast. Nestled in the heart of a vibrant community, 43 Pineland Close is a rare jewel—a Lower Mount Royal-style residence boasting grandeur and prestige, yet situated in a setting that offers unmatched tranquility. Set on an expansive 1/3-acre lot, this home stands proudly, surrounded by a 5-acre park that enhances its feeling of exclusivity and prominence. With over 4,500 square feet of living space, this property is more than a home; it's a statement of distinction and renown, waiting for the right family to continue its story. From the moment you arrive, the oversized double garage with vaulted ceilings and a driveway large enough to host six vehicles make a striking impression. The separate basement entrance offers flexibility for multi-generational living or the ultimate private retreat. And outside? A massive yard, enriched by artisan gardens, invites both lively gatherings and peaceful escapes. This is a property that stands apart, a castle of opportunity in a place where homes of this stature and prominence are simply unheard of. A chance to bring legacy and lasting memories to life in a setting that combines the best of luxury and community. Your legacy begins here. Will you seize it?**

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, makeup desk and armoire.**

Property Listed By: **Real Broker**

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











