



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**

Finished Floor Area

Abv Sqft: **3,039**

Low Sqft:

Ttl Sqft: **3,039**

Lot Information

Lot Sz Ar: **15,284 sqft**

Lot Shape:

DOM

**57**

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

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7710272**

Remarks

Pub Rmks: **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**





















