



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 PINESON Place, Calgary T1Y 2R1**

MLS®#: **A2183300**

Area: **Pineridge**

Listing Date: **12/12/24**

List Price: **\$469,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,258**

Year Built:

**1975**

Low Sqft:

Lot Information

Ttl Sqft:

**1,258**

Lot Sz Ar:

**3,196 sqft**

Lot Shape:

DOM

**9**

Layout

Beds:

**4 (3 1 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Landscaped  
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Brick,Vinyl Siding**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Refrigerator,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>18`1" x 9`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`9" x 9`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 10`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`3" x 9`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7510080**

Remarks

Pub Rmks: **Fully Renovated 4-Bed, 2-Bath Home in a Desirable Location** Welcome to 103 Pineson Place NE, a beautifully renovated home that combines modern updates with classic charm. Offering 4 spacious bedrooms, 2 stylish bathrooms, and an expansive lot, this property is perfect for families and anyone seeking a move-in-ready home with plenty of room to grow and entertain. **Key Features: Bright and Open Living Area:** Step inside to a large living room bathed in natural light pouring through oversized windows, creating an inviting and airy atmosphere. The open-concept design flows seamlessly into the rest of the home, offering a flexible space for both relaxation and entertaining. **Newly Redesigned Kitchen & Dining Area:** The heart of the home is the brand-new kitchen, which has been thoughtfully redesigned with modern finishes, ample storage, and premium appliances. Whether you're cooking for one or hosting a dinner party, this kitchen provides the perfect space for culinary creativity. The adjacent dining area is ideal for family meals or intimate gatherings. **Spacious Backyard for Entertainment:** The large backyard is an entertainer's dream, with plenty of space for outdoor events, barbecues, or simply enjoying the fresh air. The expansive lot gives you endless possibilities for gardening, play areas, or future upgrades. **Convenient Main Floor Powder Room:** A 2-piece bathroom on the main floor ensures convenience for family members and guests, enhancing the functionality of the space. **Two Well-Sized Bedrooms:** The upper floor features two good-sized bedrooms, perfect for children, guests, or a home office. Each room offers ample closet space and plenty of natural light. **Large Primary Bedroom:** The primary bedroom is spacious, offering a relaxing retreat at the end of the day. With enough room for a king-sized bed and more, it's a peaceful sanctuary for unwinding. **Full 4-Piece Bathroom:** The upper floor is completed with a 4-piece bathroom, thoughtfully located near the bedrooms for convenience. The modern fixtures and finishes add an elegant touch to this functional space. **Durable Waterproof Vinyl Plank Flooring:** The entire home is finished with waterproof vinyl plank flooring, providing durability, low-maintenance, and style. Perfect for high-traffic areas, this flooring is both functional and modern, offering a clean, sleek look throughout the home. **Basement Features: Large Bedroom:** The basement features a large bedroom, offering a private space for guests, teenagers, or extended family. With plenty of room, this bedroom can easily accommodate various furniture arrangements. **Recreation Room:** The basement also includes a rec room, ideal for entertainment, games, or a media room. Whether you use it for relaxing, hosting guests, or a playroom for children, this versatile space offers endless possibilities. **Prime Location: Walkable to Schools:** This home is ideally located within walking distance to schools, making it an excellent choice for families with children.

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









