



THE
A-TEAM

**RE/MAX
FIRST**

895 PINECLIFF Drive, Calgary T1Y 3Y3

MLS®#: **A2185422** Area: **Pineridge** Listing **01/05/25** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 14-Jan** 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: **865**
 Low Sqft:
 Ttl Sqft: **865**

DOM

17
Layout
 Beds: **3 (2 1)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Few Trees,Rectangular Lot**
 Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	9`1" x 21`0"	Living Room	Main	14`8" x 14`0"
Bedroom - Primary	Main	12`1" x 8`11"	Bedroom	Main	11`8" x 8`7"
4pc Bathroom	Main	7`10" x 5`0"	Bedroom	Lower	10`11" x 11`6"
Living Room	Lower	22`2" x 13`6"	Flex Space	Lower	10`10" x 9`9"
2pc Bathroom	Lower	5`10" x 4`10"	Laundry	Lower	10`6" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7711693

Remarks

Pub Rmks: **COMPLETELY RENOVATED 865 sq ft 2 Bedrooms up,2 Bedrooms down,upgraded 4pce bath up and 2 pce lower in this fully Developed 4 bedroom home comes with Large Bedroom down with big window and lower living area has 4th bedroom and livingroom has wood burning fireplace making a perfect place to enjoy those wintery nights inside with a glass of wine curled up in front of wood burning fireplace.Property has heated double garage and RV parking close to Large park, bus, schools and shopping.quick access to Stoney trail**

Inclusions:
Property Listed By: **fridge stove dishwasher,washer,dryer
Alberta First Realty**

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





