

# \$485,000 - 195 Pinecliff Way Ne, Calgary

MLS® #A2156433

**\$485,000**

3 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.10 Acres

Pineridge, Calgary, Alberta

**\*\*\*HUGE PRICE REDUCTION \$29,900 FOR QUICK SALE\*\*\*** Welcome to this stunning 3-bedroom, 2-bathroom 3-Level Split residence nestled in the highly sought-after community of Pineridge. This remarkable home boasts a grand open-concept layout that fosters a distinct feeling of spaciousness. Enhanced by gorgeous laminate flooring and neutral color palette throughout are complemented by various built-in features that add both style and functionality to the home. With trendy finishes and modern amenities, this home has been designed to perfection. Upon entering the spacious main floor, you'll be greeted by an abundance of natural light floods in through the oversized windows, creating a warm and inviting atmosphere. The open living area and well-appointed kitchen, complete with unique light fixtures, cater to both functionality and aesthetic appeal. Additionally, the main floor offers ample space for dining. As you move to the lower level, you'll discover a tastefully designed 3-piece bathroom and a sizable bedroom with a closet, providing versatility and ease. Upstairs, there are 2 generously-sized bedrooms with tons of storage space, providing plenty of room for a growing family or guests. This floor is finished with a modern and contemporary 4 piece bath. Outside, the sunny, south-facing backyard boasts spacious brand new deck offer privacy and relaxation. The property also features an oversized detached double garage with double-sided entry, along with a substantial



shed for secure storage. Ample parking space for cars, large vehicles, or RVs is available, including off-street parking in front of the home. Additional upgrades include freshly painted interior walls, newer composite deck with aluminum railings, brand new stove, a newer hot water tank, fridge, washer/dryer (all in 2023), and a roof replacement in 2012. Ideally situated just minutes away from various dining, shopping, and recreational amenities, as well as schools and public transit, this remarkable home invites you to experience its charm firsthand. Schedule a showing with your preferred REALTOR® today.

Built in 1978

**Essential Information**

MLS® #	A2156433
Price	\$485,000
Sold Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

**Community Information**

Address	195 Pinecliff Way Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y3X4

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Oversized, RV Access/Parking

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Freezer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Garden, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2024
Date Sold	October 5th, 2024
Days on Market	57
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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