

# \$575,000 - 891 Pinecliff Drive Ne, Calgary

MLS® #A2165006

**\$575,000**

5 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.11 Acres

Pineridge, Calgary, Alberta

Newly renovated in 2023 this house will offer you size and comfort. The size, 3 bedrooms, all renovated to easily house your family. Spacious kitchen with quality stainless steel appliances, quartz countertops, and beautiful backsplash that compliments the cabinets and counters. Many upgrades have been thoughtfully executed throughout the home, including a brand new furnace and AC, which are controlled by a new Ecobee thermostat. Water tank is from 2020. In addition, pot lights have been installed throughout upstairs of the home.

The basement has a separate entrance, leading to a 2 bedroom suite with its own kitchen and full bathroom.

The spacious basement bedrooms both have egress windows installed in 2023, and all fire alarms have been prepared for legalization. If someone wanted to legalize the basement suite, they would only have to do a few things to legalize it (inquire for details)

The garage is a heated oversized 23' x 25' garage that can fit 2 trucks (1/2ton) side by side. But don't worry, it doesn't take away from your green yard space either. You have a stone patio area as well as a green area for the kids to play and STILL have room for a shed and greenhouse. In regards to amenities you will have everything within a few minutes drive. Co-op, gas stations, and many other needed conveniences are 2 minutes away.

Costco, movie theatres, Walmart and more are



8 minutes away. Then, you are only 10 minutes away from Sunridge shopping strip. But also, if you were to supplement your mortgage payment with a basement tenant and they needed public transportation, the bus stop is a "stone throws away". There is a dog friendly park across the road, as well as off-leash dog parks within 5 minutes drive away. As well, the YYC Airport is a quick 18 minutes away, and downtown is a quick 20 minutes. This house will provide it all for you!

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2165006    |
| Price          | \$575,000   |
| Sold Price     | \$587,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 955         |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 891 Pinecliff Drive Ne |
| Subdivision | Pineridge              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 3Y3                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |                                                     |
|---------|-----------------------------------------------------|
| Parking | Alley Access, Double Garage Detached, Heated Garage |
|---------|-----------------------------------------------------|

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | September 17th, 2024 |
| Days on Market | 5                    |
| Zoning         | R-C1                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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