



**GRASSROOTS**  
REALTY GROUP

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**159 Pinecliff Way NE**  
**Calgary, Alberta**

**MLS # A2226221**



**\$474,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Heated Garage, Insulated, On S		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Gentle Sloping, Level, Low Maintenance Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, Recessed Lighting, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Garage Fridge		

Open house Saturday Aug.2 1-4PM!Great opportunity to own your first home or investment property! Bright open main floor plan with oversize island and incredible amounts of counter space. 2 bed up with full bath.The well lit Finished basement has a cozy family room and 1 bedroom with full bath with shower and a separate jetted tub!Gas fireplace and wet bar included!Nice sunny days can be enjoyed in the South back yard!Parking is not an issue with an impressive heated garage,parking pad and room out front.Complete with a fridge and a great workbench for your weekend projects!Amazing Value for sure!