



**GRASSROOTS**  
REALTY GROUP

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**179 Pinecliff Way NE**  
**Calgary, Alberta**

**MLS # A2237719**



**\$599,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                                    |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 991 sq.ft.                                   | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 6                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Insulated, Oversized |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Corner Lot                                   |               |                   |

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                         |
| <b>Floors:</b>     | Tile, Vinyl Plank                               |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite  |
| <b>Exterior:</b>   | Wood Frame                                      |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Stylish Renovated Corner-Lot Bungalow with Oversized Garage & Income Potential! The bright and inviting main level showcases brand-new luxury vinyl plank flooring, an impressive kitchen with gleaming quartz countertops and stainless steel appliances, 3 generously sized bedrooms, a beautifully upgraded 4-piece bathroom, and its own dedicated laundry room for added convenience. The separate entrance leads to a Newly Renovated 2-bedroom illegal basement suite, featuring a full kitchen, sleek 3-piece bathroom, private laundry, and excellent income potential &mdash; ideal for extended family or as a potential mortgage helper. New High efficiency Furnace, New hot water Tank Enjoy outdoor living in the beautifully landscaped backyard, complete with a concrete patio, perfect for summer BBQs, a Greenhouse plus a massive detached double garage that offers ample space for parking and storage. All this, just steps from a large park, shopping, schools, and with quick access to 16 Ave and Stoney Trail for easy commuting. Pride of ownership shines throughout &mdash; this turnkey home is truly move-in ready. Act fast &mdash; this gem won't last!