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6024 28 Avenue NE Calgary, Alberta

MLS # A2256201



\$679,000

| Division: | Pineridge | | | | |
|-----------|---|--------|-------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 4 Level Split | | | | |
| Size: | 1,164 sq.ft. | Age: | 1975 (50 yrs old) | | |
| Beds: | 3 | Baths: | 2 full / 1 half | | |
| Garage: | Additional Parking, Off Street, Parking Pad, Triple Garage Detached | | | | |
| Lot Size: | 0.12 Acre | | | | |
| Lot Feat: | Back Lane, Back Yard, Paved | | | | |
| | | | | | |

| Heating: | Forced Air, Natural Gas | Water: | - |
|----------------------|--|-----------------------|--|
| Floors: | Carpet, Hardwood, Marble, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: Windows | Central Vacuum, Crown Molding, Granite Counters, Open Floorplan, F | Pantry, Separate Entr | rance, Smart Home, Tankless Hot Water, Vinyl |

Inclusions: none

Luxurious Fully Renovated 4-Level Split in the Heart of Pineridge! 2275 sqft of living space and 1164 sqft above grade- Welcome to 6024 28 Ave NE, a beautifully high-end renovated home offering a perfect combination of elegance, functionality, and modern upgrades. This 4-level split boasts an open-concept design, featuring 3 bedrooms, 2.5 bathrooms, and three spacious living areas, making it ideal for families or entertainers. Step inside to discover newer hardwood flooring, granite tile, and a gourmet kitchen with granite countertops and newer stainless steel appliances. The primary suite includes a private ensuite, and all bathrooms have been meticulously upgraded with luxury finishes. A gas fireplace adds warmth and sophistication to the main living space, while automated blinds in the living and dining areas provide effortless light control and privacy at the touch of a button. This home is equipped with a newer high-efficiency furnace and central air conditioning, ensuring year-round comfort. A tankless continuous hot water system provides unlimited hot water. A home water softener further enhances convenience by protecting plumbing and appliances while providing soft, clean water throughout. While extra storage inside and outside enhances practicality. A state-of-the-art security system secures the entire compound from all angles, offering peace of mind and 24/7 protection. Sensor lighting and soffit lighting add a touch of modern elegance and security. Outside, the new stucco exterior boosts curb appeal, while the composite deck with glass railing provides a stylish and private outdoor retreat. A full irrigation system with sprinklers keeps the yard lush and green, complemented by a newer fence for added privacy. For ultimate outdoor convenience, the home includes gas rough-ins on the deck and at the back of the house, perfect for BBQing, a firepit, or even a future hot

tub setup. Adding even more versatility, this home features a separate entrance at the back, For car enthusiasts or those needing workspace, the triple heated garage is a standout feature! Fully insulated, drywalled, and equipped with epoxy flooring, it boasts 12-foot ceilings, its own electrical panel, and a massive driveway, offering ample parking and storage. Additionally, side-mounted garage door openers have been installed on both doors for a sleek and space-saving solution. Located in the heart of Pineridge, this exceptional home is close to schools, parks, shopping, and transit. Don't miss out on this rare opportunity—schedule your private viewing today!