



GRASSROOTS
REALTY GROUP

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6108 28 Avenue NE
Calgary, Alberta

MLS # A2260304



\$649,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

***Beautifully Updated 2500 sqft of living space 5-Bedroom Bungalow with Suite Potential in Pineridge Extensively updated bungalow located on a quiet street in the established community of Pineridge. This home offers 5 bedrooms, 3 full bathrooms, and a separate side entrance—ideal for extended family living or future suite potential (subject to City approval). Exterior updates include newer siding, Eldorado Dark Rundle stone accents, windows (approx. 6 years), shingles (approx. 7 years), and an oversized double detached garage with a custom door, furnace, and built-in shelving (approx. 6 years). The main level features an open-concept layout with a spacious living and dining area centered around a stone-faced fireplace. The upgraded kitchen includes granite countertops, a gas stove, ceiling-height backsplash, and a breakfast bar. Three bedrooms on the main level, including a generous primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully developed basement offers two more bedrooms with egress windows (approx. 4 years), a large recreation/work area, a wet bar, a third full bathroom, and shared laundry. Newer vinyl flooring throughout the lower level. Situated on a large lot with low-maintenance landscaping, RV parking, a 14x10 gazebo on a custom platform, a newer fence (approx. 4 years), and paved rear lane access. Convenient location within walking distance to schools, parks, Village Square Leisure Centre, transit, and quick access to Stoney Trail.