



GRASSROOTS
REALTY GROUP

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724 Pinecliff Road NE
Calgary, Alberta

MLS # A2282722



\$450,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Sloped Up, Treed		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Separate Entrance, Storage		

Inclusions:	NA
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Welcome to this lovingly family owned home of 40 years, situated on a 46 X 100ft lot with a bright, south facing front yard featuring tasteful wood and concrete upgrades. Extremely well cared for and move in ready, this home offers numerous recent upgrades including new vinyl siding, roof, windows, high efficiency furnace, hot water tank, and fresh paint throughout. The sun filled main floor features a spacious living room with panoramic windows and an upgraded kitchen with modern appliances, in-built electric range and oven, enhanced cabinetry, and slide out pantry drawers. Upstairs offers a generous south facing primary bedroom with his & hers closets, a secondary bedroom, and a full 4 piece bathroom. The basement includes a separate entrance and offers excellent potential for a future secondary suite, with space to add a kitchen and bathroom, a large 36 ft recreation room, and a third bedroom. Outside, enjoy a covered patio, oversized shed, two covered parking stalls, and a fully fenced backyard with green space suitable for RV, trailer, or boat parking. Ideal for a young family or an investment opportunity, don't miss this exceptionally maintained home with long term potential.