



**GRASSROOTS**  
REALTY GROUP

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**6311 Pineridge Road NE**  
**Calgary, Alberta**

**MLS # A2283199**



**\$589,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, La		

<b>Heating:</b>	Central, Fireplace Insert, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-24-29-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Natural Woodwork, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** N/A

This one owner home has been meticulously maintained. with a south back yard. Some of the extra features include: bow window in living room, gas fireplace in living room, walnut walls, marble front entry way, new carpet in the basement, a new fiberglass front door, appliances that are 3 years old, attic has be recently insulated, 2 year old leaf gutter filters with a transferable warranty, master half bath renovated one year ago, fall 2024 back yard fence, central air, newer all-weather windows, 24x24 double garage, parking pad for an RV, largest landscaped yard on the block (according to owner) that is a gardeners delight, a gazebo on the back patio, swing set and patio table included. This home is ready to move in and relax. A rare commodity, indeed. Realtor is related to seller. Call for your viewing. 403-863-3253