



**6311 Pineridge Road NE
Calgary, Alberta**

MLS # A2283199

\$589,900



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

Heating:	Central, Fireplace Insert, Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-24-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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