



**236 Pinecliff Way NE**  
**Calgary, Alberta**

**MLS # A2285050**



**\$559,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Lawn mower, snow blower, BBQ, freezer in basement

**PRICE REDUCED!** Welcome home! From the moment you step inside, you'll feel the warmth and comfort this beautifully maintained property has to offer. Designed for both everyday living and entertaining, the bright, west facing living space is filled with natural light, creating an inviting atmosphere perfect for relaxing evenings or hosting family and friends. The upgraded kitchen is a true standout, featuring rich maple cabinetry, upgraded stone countertops, an undermount sink, and a full suite of upgraded appliances. Enjoy cooking with a double oven ceramic cooktop and a modern four door refrigerator with water filtration, combining style, function, and convenience in one thoughtfully designed space. Both bathrooms have been tastefully updated, offering a fresh, modern feel throughout the home. Practical upgrades provide peace of mind as well, including a newer hot water tank and a high efficiency furnace for comfort and efficiency year round. Situated on a desirable corner lot, the property offers extra space and privacy. Step outside to your backyard retreat where a charming koi pond creates a peaceful setting, perfect for unwinding after a long day or enjoying quiet mornings outdoors. This is more than just a house, it's a place to truly call home.