



**215 Pinegrove Close NE**  
**Calgary, Alberta**

**MLS # A2292033**



**\$565,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Open Floorplan, See Remarks		

**Inclusions:** 2 Sheds in backyard.

**\*\*OPEN HOUSE: Saturday, March 14 | 11:00 AM &ndash; 1:00 PM \*\*** Welcome to 215 Pinegrove Close &mdash; a move-in ready, vacant bungalow offering exceptional value for families, first-time buyers, downsizers, and investors alike. This well-maintained home features 5 bedrooms, 2 bathrooms, and abundant storage, providing flexibility for growing families, multi-generational living, or rental potential. Numerous updates provide peace of mind, including a new roof (2025), electrical updates (2025), furnace and hot water tank (2015), new fence (2024), new garage roof (2024) along with many additional improvements over the years. Step inside to a bright and inviting open floor plan filled with natural light. The spacious living and dining areas provide a welcoming space for everyday living and entertaining, while the functional kitchen offers plenty of prep space and storage. The main level includes three generously sized bedrooms, a full 4-piece bathroom, and a private primary ensuite, offering comfortable living for the whole family. The fully developed basement provides excellent versatility, featuring two additional bedrooms, a large recreation room, and a laundry/storage area. With its layout and space, the lower level offers excellent potential for a future kitchenette or secondary living area, making it ideal for extended family or investment possibilities. Outside, enjoy the beautifully landscaped west-facing backyard complete with mature trees, a cozy firepit area, and two storage sheds. The property also boasts an oversized 22' x 21' insulated and finished garage, perfect for vehicles, hobbies, or additional storage. Lovingly cared for by the current owners for over 35 years, this home is ready to welcome its next chapter. Situated on a quiet street in a family-friendly community, you&rsquo;ll enjoy convenient access to schools, parks, shopping, amenities,

and major roadways, making everyday living easy. Don't miss this fantastic opportunity &mdash; book your showing today and discover the possibilities at 215 Pinegrove Close.