



**43 Pineland Close NE
Calgary, Alberta**

MLS # A2181059



\$985,000

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,040 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, G		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle, Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, See Remarks		

Inclusions: Gazebo, Greenhouse, Sheds, Miscellaneous yard decorations. Armoire at front door. Dining set in Family Room - Dining table, 8 Chairs, Buffet, and Side board beside fireplace. Bedroom set in upper bedroom - dresser, 2 end tables, bed frame, makeup desk and armoire.

OPEN HOUSE - Saturday November 30, 1pm - 3pm There's simply nothing like this in Calgary's northeast. Nestled in the heart of a vibrant community, 43 Pineland Close is a rare jewel—a Lower Mount Royal-style residence boasting grandeur and prestige, yet situated in a setting that offers unmatched tranquility. Set on an expansive 1/3-acre lot, this home stands proudly, surrounded by a 5-acre park that enhances its feeling of exclusivity and prominence. With over 4,500 square feet of living space, this property is more than a home; it's a statement of distinction and renown, waiting for the right family to continue its story. From the moment you arrive, the oversized double garage with vaulted ceilings and a driveway large enough to host six vehicles make a striking impression. The separate basement entrance offers flexibility for multi-generational living or the ultimate private retreat. And outside? A massive yard, enriched by artisan gardens, invites both lively gatherings and peaceful escapes. This is a property that stands apart, a castle of opportunity in a place where homes of this stature and prominence are simply unheard of. A chance to bring legacy and lasting memories to life in a setting that combines the best of luxury and community. Your legacy begins here. Will you seize it?