



GRASSROOTS
REALTY GROUP

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6024 28 Avenue NE
Calgary, Alberta

MLS # A2206185



\$749,000

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,164 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, Granite Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows		
Inclusions:	none		

Luxurious Fully Renovated 4-Level Split in the Heart of Pineridge! 2275 sqft of living space and 1164 sqft above grade- Welcome to 6024 28 Ave NE, a beautifully high-end renovated home offering a perfect combination of elegance, functionality, and modern upgrades. This 4-level split boasts an open-concept design, featuring 3 bedrooms, 2.5 bathrooms, and three spacious living areas, making it ideal for families or entertainers. Step inside to discover newer hardwood flooring, granite tile, and a gourmet kitchen with granite countertops and newer stainless steel appliances. The primary suite includes a private ensuite, and all bathrooms have been meticulously upgraded with luxury finishes. A gas fireplace adds warmth and sophistication to the main living space, while automated blinds in the living and dining areas provide effortless light control and privacy at the touch of a button. This home is equipped with a newer high-efficiency furnace and central air conditioning, ensuring year-round comfort. A tankless continuous hot water system provides unlimited hot water. A home water softener further enhances convenience by protecting plumbing and appliances while providing soft, clean water throughout. While extra storage inside and outside enhances practicality. A state-of-the-art security system secures the entire compound from all angles, offering peace of mind and 24/7 protection. Sensor lighting and soffit lighting add a touch of modern elegance and security. Outside, the new stucco exterior boosts curb appeal, while the composite deck with glass railing provides a stylish and private outdoor retreat. A full irrigation system with sprinklers keeps the yard lush and green, complemented by a newer fence for added privacy. For ultimate outdoor convenience, the home includes gas rough-ins on the deck and at the back of the house, perfect for BBQing, a firepit, or

even a future hot tub setup. Adding even more versatility, this home features a separate entrance at the back, offering excellent potential. For car enthusiasts or those needing workspace, the triple heated garage is a standout feature! Fully insulated, drywalled, and equipped with epoxy flooring, it boasts 12-foot ceilings, its own electrical panel, and a massive driveway, offering ample parking and storage. Additionally, side-mounted garage door openers have been installed on both doors for a sleek and space-saving solution. Located in the heart of Pineridge, this exceptional home is close to schools, parks, shopping, and transit. Don't miss out on this rare opportunity—schedule your private viewing today!