



GRASSROOTS
REALTY GROUP

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76 Pinebrook Close NE
Calgary, Alberta

MLS # A2326850



\$549,900

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,088 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Separate Entrance, Storage		

Inclusions: Extra wood and outdoor fire pit.

Welcome to your next family home in the heart of Pineridge! This beautifully maintained and extensively updated 4-level split has over 2,000 sq feet of total space and offers the ideal blend of functionality, and outdoor living, featuring 4 bedrooms, 2.5 renovated bathrooms, a double detached garage, and an incredible west-facing backyard oasis. The bright and inviting main level is designed for both everyday living and entertaining, showcasing a spacious living room filled with natural light, a generous dining area framed by an expansive window, and a well-appointed kitchen complete with stainless steel appliances, abundant cabinetry, and excellent counter space. The updated bathrooms throughout the home provide a fresh, modern feel, while the spacious bedrooms ensure comfort for the entire family. Upstairs, the primary bedroom offers a comfortable retreat with a mirrored closet and a luxuriously renovated 2-piece ensuite bathroom with new flooring, new vanity, new sink and faucet, new lighting and a new medicine cabinet. Two additional well-sized bedrooms and a beautifully updated 4-piece bathroom including an updated jetted tub surround with new plumbing fixtures and new flooring complete the upper level. The lower levels add exceptional versatility and living space, featuring a cozy family room anchored by a wood-burning fireplace, a fourth bedroom with a built-in office desk, an updated 3-piece bathroom with a walk-in shower, a generous games and recreation area, and a dedicated storage room to keep everything neatly organized. Step outside to your fully fenced, west-facing backyard oasis—perfect for summer BBQs, relaxing evenings, or watching kids and pets play. The driveway leading to the double detached garage provides secure parking along with additional parking and storage space. Notable updates include a high-efficiency

furnace, a newer hot water tank, additional attic insulation, newer asphalt shingles, newer eavestroughs, a newer stainless-steel refrigerator, newer dryer, new lighting throughout, fresh paint and a recently serviced furnace and duct cleaning along with carpet cleaning, offering comfort and peace of mind for years to come. Located in the established community of Pineridge, this home provides convenient access to schools, parks, playgrounds, walking pathways, the Village Square Leisure Centre, shopping, public transit, and access to major roadways. Whether you're a growing family or a first-time buyer, this move-in-ready home delivers exceptional value, a highly functional floor plan, and an unbeatable location. Book your private showing today and note that some of the images in the listing have been digitally staged.