



GRASSROOTS
REALTY GROUP

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108 Pinecliff Way NE
Calgary, Alberta

MLS # A2339521



\$485,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		
Inclusions:	None		

This gorgeous home shows pride of ownership throughout; meticulously maintained with recent renovations that includes newer windows throughout; granite counters in the kitchen with newer cabinets, and upgrades done to the main floor bathroom. The roof has also been replaced only seven years ago. There is a total of three bedrooms and two bathrooms; the basement is partially finished with a huge recreation or family room and also a flex room or hobby room. Main floor is open concept and with the large picture window in the living room and kitchen; this allows plenty of natural light. Off the kitchen; step onto a large deck a great extension of entertaining space in the summer for friends and family to enjoy a BBQ. There is also a huge oversized double car garage that is insulated and heated. Along the side of the garage there is a large parking pad that is ideal for an RV. This home is ideal for a family starting out to grow into. Don't miss out on this great opportunity; call for your private viewing today.