

**6316 Pineridge Road NE**  
**Calgary, Alberta**

**MLS # A2209662**



**\$699,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Oversized, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Shelf in laundry room, TV in rec room, Garage shelving and cabinet

This fully developed and tastefully upgraded bungalow offers a total of 2,650 square feet of living space. Ideally located just steps away from Pineridge Elementary School and community parks, this fantastic bungalow has been home to its current family for over 35 years. Professionally upgraded, enjoy rich hardwood floors, designer carpets, open concept living, dining and kitchen combination. Stainless steel appliances, island kitchen with breakfast bar, granite countertops and custom-built 42-inch cabinets with pull-outs and built-in features. Four bedrooms up plus one down offer room for a large family, and all feature spacious closets, fresh paint and upgraded baseboard and casing. Newer windows throughout, newer roof, full professional basement development with an efficient wood-burning stove, beautiful huge rec room/family room, 3-piece bath, 5th bedroom and quality storage. The mature landscaped yard has a new 18'x11' composite deck with glass and aluminum rails, a garden, sculptured beds, and a 22'x24' garage. New front and back doors, high-efficiency furnaces (10 years), new hot water tank (1-year-old), A/C (11 years old), upgraded lighting, baths, stone front patio, custom window coverings, irrigation system, upgraded electrical, knockdown stipple, crown mouldings, and more.