

## 43 Pineland Close NE Calgary, Alberta

MLS # A2181059



# \$985,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pineridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,040 sq.ft.  | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.35 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, G |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Zoned  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle, Shake   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Cedar, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.

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?