



6108 28 Avenue Calgary Alberta

\$619,000

An outstanding large bungalow in Pineridge, an established area WITH SCHOOLS AND AMENITIES AROUND. Large lot. A few blocks from VILLAGE SQUARE and located convenient on the street with BUS STOPS. QUICK ACCESS TO STONY TRAILS. Owners have been meticulously upgraded the house both outside and inside. Eldorado Dark Rundle stones and dark brown sidings (6 years old) decorate the front of the house. Wide entrance leads to a large and open area with living room, dining room, kitchen and back entrance to the basement. Living room is welcoming with stone fireplace and entertainment centre. Adjacent is a good size dining room. Kitchen is open with granite counter tops, breakfast bar, gas stove with backsplashes to the ceiling. On the other side of the entrance is A MASTER BEDROOM WITH ITS 4 PIECE EN SUITE, 2 other bedrooms and one more full bath. You could see a lot of upgrades have been done on this level. Windows about 5 years old. By a separate entrance with railings, you will be heading down to the basement with a huge area for working & entertaining. Besides, there is a wet bar, 2 MORE BED ROOMS WITH 3 YEARS OLD EGRESS WINDOWS (39" X 21", OPEN UP) AND ANOTHER FULL BATH. Newer vinyl floorings on this level. The laundry is outside the basement developed area, potential for sharing. REAR YARD IS PRIVATE WITH NICE FENCES (3years old) , A 14X10 GAZEBO WITH CUSTOM PLATFORM (4 years old), A GATE LEADS TO AN RV PARKING and still spacious area for gatherings. Low maintenance landscaping. OVERSIZED double detached garage with custom made garage door (Oct 2018), shelves installed in 2021 and working furnace. Shingles on garage and house are 5 and 6 years old, respectively. Furnace is 3 years old. Paved lane at rear. WITH A LARGE SQUARE FOOTAGE, FULLY DEVELOPED WITH 3 FUL BATHS AND 5 BEDROOMS, AND RECENT UPGRADES, THE PROPERTY PROVIDES COMFORT LIVING AND...

Bedroom 11.50 Ft x 10.75 Ft

Storage 8.25 Ft x 3.67 Ft

4pc Bathroom 8.08 Ft x 5.83 Ft

Bedroom 11.67 Ft x 13.25 Ft

Laundry room 8.83 Ft x 5.67 Ft

Other 6.33 Ft x 9.75 Ft

Dining room 9.50 Ft x 11.17 Ft

Kitchen 13.83 Ft x 14.92 Ft

Bedroom 11.17 Ft x 9.00 Ft

3pc Bathroom 4.42 Ft x 8.75 Ft

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(CENTRAL)**

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Recreational, Games room 27.58 Ft x 12.58 Ft

Other 10.83 Ft x 5.67 Ft

Living room 21.17 Ft x 12.50 Ft

Bedroom 9.92 Ft x 8.42 Ft

4pc Bathroom 5.00 Ft x 8.83 Ft

Primary Bedroom 13.42 Ft x 11.67 Ft