

**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?