



GRASSROOTS
REALTY GROUP

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1711 Pinetree Crescent NE
Calgary, Alberta

MLS # A2223098



\$609,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, See Remarks, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

BUNGALOW with OVER 2,200 SQ.FT. OF LIVING SPACE | EASILY ADD A SEPARATE ENTRANCE | OVERSIZED HEATED GARAGE !!! Welcome to this **OPEN-CONCEPT BUNGALOW** with **GLEAMING MAPLE HARDWOOD FLOORS** and a bright, functional layout throughout. The **SPACIOUS KITCHEN** is perfect for entertaining — featuring **STAINLESS STEEL APPLIANCES**, a **SKYLIGHT**, **LARGE EAT-UP ISLAND**, and **WALK-IN PANTRY**. The sunlit dining area and **STONE-FACED FIREPLACE** in the living room add warmth and charm. The main level offers a **LARGE PRIMARY BEDROOM** with **WALK-IN CLOSET** and **PRIVATE ENSUITE**, a second bedroom (or home office), and a 4-piece bathroom. Downstairs, the **FULLY FINISHED BASEMENT** offers a **MASSIVE REC ROOM**, **HUGE THIRD BEDROOM**, full bathroom, and plenty of storage. With the possibility of a **SEPARATE ENTRANCE**, this lower level could be great for future investment opportunities — perfect for extended family, guests, or rental income. Enjoy the **OVERSIZED HEATED DOUBLE GARAGE**, **PRIVATE BACKYARD** with **BBQ GAS LINE**, and spacious patio. **NEWER TRIPLE PANE WINDOWS** throughout. Located in a quiet, established neighborhood — this **MOVE-IN READY** home is full of opportunity. **DON’T MISS OUT — SCHEDULE YOUR SHOWING TODAY!**