

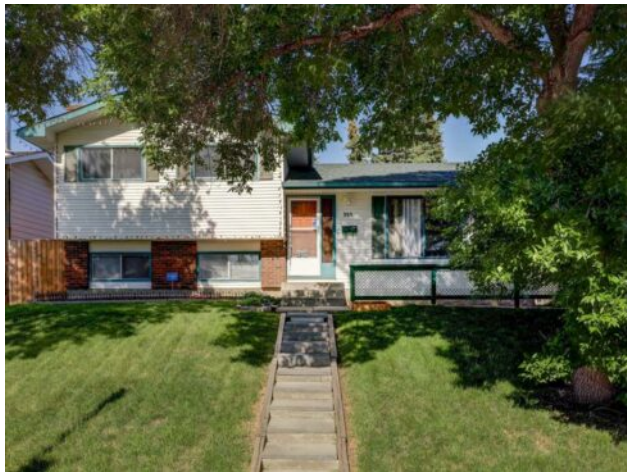


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

355 Pinewind Road NE
Calgary, Alberta

MLS # A2236834



\$579,900

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,177 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Dry Bar, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: Hoodfan, Gazebo, (3) Planters in Garden, Bathroom(s) Shelves, Shed, Workbench in Garage, Hose Reel

****\$579,900! RARE OPPORTUNITY & MOVE-IN READY & IMMACULATELY MAINTAINED!**** Welcome to this beautifully updated 4-level split in the heart of ****Pineridge****, lovingly cared for by its original owners for over 40 years. Offering ****1,176 sq ft**** of functional living space above grade and countless thoughtful upgrades, this home is a true standout. ****FRESH 2025 UPDATES**** include new kitchen flooring and main floor paint, giving the space a modern and inviting feel. Enjoy summer in your ****private outdoor oasis**** featuring a two-tier deck (2024), newer concrete patios and sidewalks (2023), custom planters, and a charming gazebo—perfect for relaxing or entertaining. Mechanically sound with a ****new furnace motor (2020)****, ****commercial-grade A/C (2019)****, and ****35-year fiberglass shingles with a lifetime warranty (2009)****. Inside, you'll find ****4 spacious bedrooms**** including a main-floor flex room ideal for guests or a home office, along with ****3 full bathrooms****, one of which is a renovated ensuite in the refreshed primary suite. The basement is fully finished with a large ****family room****, ****games area****, and dedicated ****storage space****. A ****double detached garage**** offers additional workshop potential, and the ****fenced yard**** is perfect for kids and pets. Located in a ****prime, family-friendly community****, this home is within walking distance to schools, parks, shopping, restaurants, and the Village Square Leisure Centre. Quick access to ****Memorial Drive and Stoney Trail**** makes commuting a breeze. This is your chance to own a meticulously updated and move-in ready home in one of Calgary's most established neighbourhoods & at an unbeatable price!