



**GRASSROOTS**  
REALTY GROUP

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**2003 Pinepoint Road NE**  
**Calgary, Alberta**

**MLS # A2257122**



**\$679,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** Second fridge, stove, hood fan, washer and dryer in the basement suite

**RENOVATED BI-LEVEL | ILLEGAL SUITE WITH SEPARATE WALK-UP ENTRY | HUGE CORNER LOT | OVERSIZED HEATED DOUBLE GARAGE WITH 220 V WIRING | 3 FULL BATHROOMS | UPPER UNIT HAS 2 LIVING SPACES** | Stylishly updated and exceptionally well cared for, this inviting bi-level delivers flexible living with an illegal suite and an oversized heated garage, all set on a desirable corner lot in Pineridge. Step inside to a bright foyer where a glamorous designer light fixture grants an exceptional first impression. Up the stairs, sunlight streams through large windows into the living room, creating a warm and welcoming space. A neutral palette, updated flooring and recessed pot lights elevate the aesthetic while ensuring evenings feel both cozy and well lit. Open sightlines connect the living and dining areas, encouraging seamless interaction when entertaining. Culinary inspiration flows easily in the renovated kitchen featuring stainless steel appliances, full-height cabinetry, stylish backsplash and a centre island with casual seating that doubles as a prep hub. Share meals with family and friends in the adjoining dining area. The primary retreat boasts a restful escape with a private 3pc ensuite, while 2 additional bedrooms share a beautifully updated 4pc bath. Laundry is also located on this level, offering privacy from the lower tenant. Just a few steps down, the family room extends the main living space with a stone-encased fireplace that invites evenings of games, movies and relaxation. A separate walk-up entrance leads to the lower level, thoughtfully designed with an illegal suite. A large open living area anchors the layout, paired with a full kitchen featuring ample cabinetry and counter space. A generously sized bedroom, a stylish 4pc bathroom and private laundry complete the lower level, creating excellent separation for extended family or

guests. Outdoor living is equally impressive! A west-facing backyard is fully fenced for privacy, highlighted by a large grassy space for kids and pets, a built-in firepit for summer nights under the stars, and a patio perfect for barbecues or quiet evening relaxation. The oversized heated double garage with 220V service provides a dream setup for car enthusiasts or hobbyists, while an additional parking pad accommodates an RV. Pineridge School, Saint Patrick School and Clarence Sansom School are all within walking distance, along with playgrounds, transit, and the Village Square Leisure Centre. Sundridge Mall and the C-Train station are just minutes away, ensuring easy access to shopping, recreation and commuting routes. Renovated with a modern aesthetic and move-in ready, this home combines style, function and location in one complete package!