



**1708 65 Street NE**  
**Calgary, Alberta**

**MLS # A2143724**



**\$660,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

What an Opportunity! Discover modern comfort in this stunning 4-level home in Pineridge. With 5+1 bedrooms, including a separate illegal-suite, it's both flexible and elegant. The main floor greets you with a generous layout enhanced with vinyl flooring throughout, along with a spacious living area boasting an inviting wood-burning fireplace. Delight in the culinary experience in the new kitchen that showcases modern sleek finishes, quartz countertops, and stainless steel appliances. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with a convenient 2-piece ensuite bath and laundry facilities. The lower levels offer a fully-finished suite (illegal) equipped with 2+1 bedrooms, a 3-piece bath, a separate entrance, and laundry facilities, providing the potential for rental income or accommodating multi-generational living situations. Step outside and appreciate the complete exterior makeover, which includes acrylic stucco, exposed concrete pathways and patio, and a recently built double detached garage. With ample green space in the backyard, delight in outdoor gatherings and tranquil moments in your own secluded sanctuary. Experience a harmonious blend of practicality, elegance, and ease in this thoughtfully designed home. Seize the opportunity to make this remarkable property your own. Book your viewing today and let your imagination wander through the endless possibilities awaiting you in Pineridge!