

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		Water: -
Floors:	Hardwood, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, No Smoking Home, See Remarks, Skylight(s)		
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!