

216 Pinetree Place NE  
Calgary, Alberta

MLS # A2227463



**\$699,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pineridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,102 sq.ft.   | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Light |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

**Inclusions:** Appliances in illegal suite

This is not your average Pineridge property &mdash; this is a fully upgraded, strategically redesigned, mortgage-helping powerhouse on a quiet cul-de-sac that's ready to impress from the curb to the illegal basement suite. Sitting on a massive pie-shaped lot, this home has undergone a full exterior transformation with durable and stylish Hardie board siding and a professionally landscaped backyard that's ready for summer BBQs, trampolines, and epic hangouts. The primary residence boast 1550 developed sq feet and even better, a new private side entrance leads directly to an illegal one-bedroom suite &mdash; perfect for multi-generational living, extra income, or guests who overstay but bring wine. Inside, you'll find updates in all the right places: new windows, a new roof, new furnace and A/C, luxury vinyl plank flooring, designer lighting, and fresh paint throughout. The kitchen is a showstopper with quartz countertops, subway tile backsplash, stainless steel appliances, and an awesome island &mdash; ideal for everything from pancake mornings to wine-and-charcuterie nights. Upstairs, the primary bedroom is equal parts cozy and cool, with dual closets and a private ensuite. Two more spacious bedrooms and a renovated full bathroom complete the upper level. On the lower level, unwind in the second living room featuring a wood-burning fireplace, built-in shelving, and a third full bathroom. The illegal basement suite includes a bright bedroom, open living space, and its own private entrance &mdash; a fantastic mortgage helper or flexible living solution with long-term value. Outside, a powered backyard outbuilding offers even more flexibility &mdash; perfect as a home office, gym, studio, or premium storage space. There's also an oversized double detached garage, an additional single garage, and access via a paved back lane

— offering room for vehicles, gear, and more. Located steps from schools, transit, parks, Village Square Leisure Centre, and minutes to major shopping and the C-Train, this home blends lifestyle, location, and versatility in one standout package. Want to talk offers? Let's talk fast — homes like this in Pineridge don't stay secret for long.