

1711 Pinetree Crescent NE
Calgary, Alberta

MLS # A2206624



\$635,000

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

* OPEN HOUSE SATURDAY APRIL 5th from 1-3PM * Check out this charming open concept BUNGALOW with Over 2,200 SQ.FT of living space! Welcome to this beautifully designed bungalow, where comfort meets elegance. From the moment you step inside, you'll be captivated by the warm ambiance and thoughtful layout. Gleaming maple hardwood floors flow throughout the main level, enhancing the bright and airy open-concept design. The heart of the home is the massive kitchen, featuring stainless steel appliances, a skylight, a large eat-up breakfast bar, and a spacious pantry—perfect for those who love to cook and entertain. The dining area is bathed in natural light from a large front window, while the stunning stone-faced fireplace in the living room adds a cozy touch. Retreat to the EXPANSIVE bedroom, complete with a walk-in closet and private 2-piece ensuite. A second bedroom — ideal as a home office or bedroom and a 4-piece bathroom complete the main level. Downstairs, the fully finished basement offers endless possibilities. Whether you envision a recreation room, TV lounge, games area, or workout space, there's plenty of room to make it your own. You'll also find a huge third bedroom, another full bathroom, and ample storage space. Step outside to enjoy the OVERSIZED HEATED DOUBLE GARAGE, a spacious backyard, and a fantastic patio area, perfect for summer BBQs and entertaining. With newer TRIPLE PANE WINDOWS throughout and an unbeatable location, this home is move-in ready and waiting for you to make it your own. Don't miss this opportunity—schedule your showing today!