



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**412 PINEGREEN Close, Calgary T1Y 1W3**

MLS® #: **A2168492**      Area: **Pineridge**      Listing Date: **09/27/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1975**  
Lot Information  
 Lot Sz Ar: **5,295 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **956**  
 Low Sqft:  
 Ttl Sqft: **956**

DOM

**54**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Interior Lot,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Insulated,On Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters,Storage**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Recessed Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 13`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`3" x 6`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`0" x 4`6"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 14`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 11`8"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`0" x 8`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`8" x 13`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7410461**

Remarks

Pub Rmks: **\*\* Move In Ready \*\* Beautifully Renovated | Bi-Level | 5295 SqFt Lot | 3 Bedroom Main Level | 2 Bedroom Basement Suite(illegal) | Quartz Countertops Throughout | Full Height Brand New Cabinets | Freshly Painted | New Flooring | Open Floor Plan | Recessed Lighting | Large Windows | Ample Natural Lighting | Large Deck with Storage Below | Massive Fully Fenced Backyard | Patio | 2 Greenhouses | Shed | Insulated Double Detached Garage with Dual Doors | Garage Work Bench | Garage Shelving | RV Parking | Easy Access to 16th Ave & Stoney Trail. Welcome to your beautifully renovated bi-level home boasting 956 SqFt on the main level with an additional 819 SqFt in the 2 bedroom basement suite(illegal). Both levels of this home have been renovated with beautiful finishes. The main level has an great floor plan with 3 bedrooms, a 4pc bath, spacious living room and open floor plan kitchen and dining. The kitchen is finished with a sparkling quartz countertop, honeycomb backsplash, full height cabinets, white appliances, a deep dual basin sink and a peninsula with barstool seating for small meals. Off the kitchen is a door to the deck! Enjoy the perks of a smooth transition of indoor/outdoor living. The laundry for this level is a European style combined washer/dryer. Downstairs is a 2 bedroom basement suite(illegal) with an open floor plan living, dining and kitchen. This kitchen is also finished with quartz countertops, honeycomb backsplash, full height cabinetry and a double basin sink. The open floor plan kitchen and rec room allow for both living and dining in this space. The 2 bedrooms on this lower level are spacious and share the 4pc bath with a tub/shower combo. The basement has its own laundry paired with a sink and cabinetry for supplies. Head outside to a stunning and spacious backyard! The upper deck is a great place for outdoor dining. If you have a green thumb, this yard is for you; this home has 2 greenhouses. The shed is a bonus for outdoor storage for a lawnmower and other tools. The detached double garage with dual doors is insulated and has a work bench and loads of shelving. The RV parking is a bonus for a trailer or 3rd vehicle. The location can't be beat; this home has quick access to 16th Ave & Stoney Trail. This family friendly neighborhood has parks and shopping nearby plus there are a plethora of schools and community centres within walking distance! Hurry and book a showing at this gorgeous home today!**

Inclusions: **Main Level Washer/Dryer Combo. Basement: Range Hood, Electric Stove, Refrigerator. Greenhouse(2)**  
Property Listed By: **RE/MAX Crown**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















