



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**304 PINEMILL Way, Calgary T1Y 2M7**

MLS®#: **A2175308**

Area: **Pineridge**

Listing Date: **10/25/24**

List Price: **\$729,900**

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: **6,641 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,968**  
Low Sqft:  
Ttl Sqft: **1,968**

DOM

**4**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Many Trees,Pie Shaped Lot**  
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Open Floorplan,Recessed Lighting,Separate Entrance,Skylight(s),Soaking Tub,Stone Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`2" x 14`2"
Kitchen	Main	8`3" x 12`3"
Game Room	Basement	24`6" x 25`11"
Laundry	Basement	18`2" x 13`7"
Bedroom - Primary	Upper	13`8" x 13`2"
Bedroom	Upper	11`3" x 9`10"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`1" x 12`4"
Breakfast Nook	Main	9`4" x 14`1"
Kitchen	Basement	17`10" x 5`4"
Furnace/Utility Room	Basement	21`4" x 14`7"
Bedroom	Upper	10`3" x 11`0"
Bedroom	Main	9`6" x 10`9"
3pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7510080**

Remarks

Pub Rmks:

**\*\*Extremely rare\*\* A FULLY RENOVATED 1968 sq/ft 2 Story home on a massive CORNER LOT | Siding onto a GORGEOUS GREENSPACE with a FRONT DRIVE GARAGE | 4 BEDROOMS | 3.5 BATH | MUDROOM | 2 LIVING ROOMS | 2 LAUNDRY HOOK UPS | FULLY DEVELOPED BASEMENT w/Kitchen | MASSIVE Backyard Oasis including highlight reel STAMPED CONCRETE in the front and backyard. This is that home you are always talking about...dreaming about...and today one families dreams are going to come true! Pull up and park in your oversized double attached garage and proceed directly into this beautiful home using your new mud room. Enjoy your upgraded flooring and lighting along with a neutral colour pallet add to the allure of this clean and bright home. 4 huge windows stream sunshine into the large living room while extra pot lights illuminate the evenings. Clear sightlines into the formal dining room are perfect for entertaining. Culinary adventures are inspired in the updated kitchen featuring stone countertops, stainless steel appliances, full-height cabinets and a breakfast bar peninsula island. Oversized bayed windows frame backyard views from the adjacent breakfast nook adding peace to your morning coffee. Gather in the casually elegant family room in front of the fireplace flanked by built-ins. Also on this level is a bedroom and a powder room, great for guests or a home office. A sunny skylight creates a bright and airy ambience on the upper level. Large primary bedroom is a true owner's retreat with elegant lighting, extra windows and a private ensuite, no need to share with the kids! 2 additional bedrooms and another full bathroom with a second set of laundry hook-ups have even been added to the upper level further adding to your convenience. The basement is fully finished in the same upscale style as the rest of the home. The large rec room can easily be divided by furniture to create zones for media, games, fitness, work and play. A full kitchen is great as a bar area for drink and snack refills, a cooler summer kitchen or for multi-generational living. Another full bathroom, a large laundry room and tonnes of incorporated storage further add to the convenience of this lower level. The backyard is incredible, rarely does a yard of this size come on the market! An extra large stamped concrete patio area entices barbeques and time spent unwinding or even playtime on a massive grassy yard for kids and pets to run and play. There's even enough space to toss the football around! Siding onto a green space with a walking path behind allows for a lot more outdoor recreation options as well. Phenomenally located within walking distance to transit, schools, Village Square Leisure Centre, shops and restaurants plus just a quick drive to Sundridge Mall and the C-Train station. Truly an outstanding location for this impressively renovated home on a showstopping lot. Don't wait! Call your agent and book a showing today!**

Inclusions:  
Property Listed By:

**Second fridge and stove in the basement  
eXp Realty**

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











