



THE
A-TEAM

**RE/MAX
FIRST**

115 PINECREST Crescent, Calgary T1Y1K8

MLS®#: **A2182302**

Area: **Pineridge**

Listing Date: **12/05/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar: **5,877 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,193**
Low Sqft:
Ttl Sqft: **1,193**

DOM

25
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
Park Feat: **Additional Parking,Covered,Double Garage Detached,Garage Faces Rear,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 11`7"
Living Room	Main	13`9" x 13`5"
3pc Ensuite bath	Main	7`3" x 4`7"
Bedroom	Main	11`5" x 9`1"
Laundry	Main	3`2" x 2`11"
Kitchenette	Basement	14`8" x 10`0"
Bedroom	Basement	12`4" x 11`5"

Room	Level	Dimensions
Entrance	Main	8`10" x 4`5"
Bedroom - Primary	Main	14`4" x 12`0"
Bedroom	Main	12`6" x 9`7"
4pc Bathroom	Main	8`3" x 6`10"
Game Room	Basement	16`1" x 14`3"
4pc Bathroom	Basement	7`9" x 4`11"
Bedroom	Basement	14`4" x 13`1"

Laundry Basement 10`1" x 10`0" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
Legal Desc: 731522

Remarks

Pub Rmks: Stunning Renovation Meets Revenue Potential in Pineridge! This beautifully renovated bi-level home in Pineridge is a perfect blend of modern design and income opportunity with its illegal basement suite. Nestled behind gorgeous mature trees, the striking curb appeal showcases a fully remodeled exterior, complete with high-end finishes, dramatic contrasts, and thoughtful lighting that sets the tone for what's inside. Step through the door to discover a breathtaking interior that feels both sleek and inviting. Light, warm wood tones complement a pristine white palette, creating a sophisticated yet cozy atmosphere. The living area is anchored by a statement electric fireplace, and luxury vinyl plank flooring flows seamlessly into the custom kitchen. Here, timeless quartz countertops, subway tile backsplashes, and two-tone cabinetry are paired with a convenient eat-up island and premium stainless steel appliances. The result? A gourmet kitchen that's as functional as it is stylish. The primary bedroom is a serene retreat featuring a large window, ample closet space, and a stunning 3-piece ensuite with a stand-up shower and custom vanity. Two additional bedrooms on this level share a luxurious 4-piece main bath. But wait—there's more! The illegal basement suite offers a separate living space that is just as impressive as the upper level. Bright and spacious, it boasts a wood-burning fireplace in the living room, a large dining area, and a beautifully finished kitchen. With two sizable bedrooms, a stylish bathroom with a tub, and its own laundry facilities, this suite is ready to generate income or house extended family. Outside, the oversized double-detached garage and a spacious yard make this home as practical as it is attractive. Located in the heart of Pineridge, this home is steps from schools, the community center, and lush parks. Sunridge Mall and a wide range of shopping, dining, and recreational options are just minutes away, while easy access to the Trans-Canada Highway makes commuting a breeze. Whether you're looking to live up and rent down or enjoy the whole house for yourself, this gem truly has it all. Don't miss your chance—schedule a viewing today!

Inclusions: N/A
Property Listed By: Greater Property Group

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









