



THE
A-TEAM

**RE/MAX
FIRST**

424 PINETREE Road, Calgary T1Y1K6

MLS®#: **A2185123**

Area: **Pineridge**

Listing Date: **01/17/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,081**
Low Sqft:
Ttl Sqft: **1,081**

DOM

5

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **469 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Many Trees**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`0" x 3`7"
Living Room	Main	15`0" x 12`4"
Kitchen	Main	13`7" x 11`1"
Bedroom	Main	11`2" x 9`0"
Bedroom	Main	12`11" x 9`7"
Pantry	Main	3`8" x 4`8"
Laundry	Basement	10`6" x 6`8"

Room	Level	Dimensions
Porch - Enclosed	Main	7`3" x 5`9"
Dining Room	Main	7`10" x 6`9"
4pc Bathroom	Main	10`0" x 4`11"
Bedroom - Primary	Main	10`1" x 12`3"
Mud Room	Main	10`3" x 4`7"
Entrance	Main	6`4" x 4`8"
Bedroom	Basement	9`11" x 8`9"

Den
Bedroom

Basement
Basement

12`8" x 8`0"
12`1" x 11`7"

Flex Space
3pc Ensuite bath
Legal/Tax/Financial

Basement
Basement

11`4" x 9`1"
7`4" x 7`5"

Title:
Fee Simple
Legal Desc:

731571

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome Home to Your Perfect Pineridge Bungalow! Nestled in the heart of the sought-after community of Pineridge, this charming bungalow is the ideal home for families, entertainers, or anyone looking to enjoy the best of suburban living with urban conveniences. From the moment you arrive, you'll be captivated by the fantastic curb appeal of this meticulously maintained property. Boasting six spacious bedrooms, this home provides room for everyone—and then some! Step inside to discover the warmth of hardwood floors and the modern elegance of a chef-inspired kitchen complete with granite countertops, stainless steel appliances, and a premium Bosch dishwasher that makes clean-up a breeze. When it's time to unwind, enjoy the comfort of central air-conditioning or fire up the BBQ with the built-in gas line on your backyard patio. The oversized two-car garage offers plenty of space for your vehicles and toys, and the additional RV parking ensures there's room for all your adventures. Plus, the paved back alley adds extra convenience. With plenty of new windows throughout, the home is filled with natural light, creating a warm and inviting atmosphere. Situated close to transit and shopping, everything you need is just minutes away. Living in Pineridge means enjoying a community that truly has it all. Explore nearby parks and bike paths, or spend the day at the incredible Village Square Leisure Centre, featuring a library, gym, hockey rinks, a massive wave pool, waterslides, and so much more! Don't miss your chance to call this gem your own. Schedule your private showing today and start living the Pineridge dream!

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

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



