



THE
A-TEAM

**RE/MAX
FIRST**

204 PINEPOINT Place, Calgary T1Y 2N1

MLS® #: **A2190309** Area: **Pineridge** Listing Date: **01/27/25** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1975** Abv Sqft: **1,045**
 Lot Sz Ar: **5,608 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,045**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 14`9"	Kitchen	Main	9`10" x 8`10"
Dining Room	Main	9`3" x 7`2"	Bedroom	Main	11`4" x 11`3"
Bedroom	Main	8`11" x 8`0"	Bedroom	Main	9`4" x 9`3"
4pc Bathroom	Main	10`0" x 4`11"	Family Room	Basement	19`11" x 12`9"
Bedroom	Basement	14`8" x 9`5"	3pc Bathroom	Basement	7`8" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410707

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully updated detached bungalow, perfectly situated on a quiet corner lot in the desirable community of Pineridge. Freshly painted with brand-new flooring, this home offers a blend of comfort and modern appeal. The bright and inviting main floor features a spacious living room, highlighted by large west-facing bay windows that fill the space with natural sunlight. The well-appointed kitchen boasts ample wood cabinetry and sleek quartz countertops, providing plenty of storage and prep space. Three generously sized bedrooms and a full 4-piece bath complete the main level. The fully finished basement expands your living space with a large family/recreational room, an additional bedroom, and a convenient 3-piece bath—perfect for guests or additional family members. Enjoy the private, low-maintenance backyard, ideal for relaxing or entertaining. A single detached garage provides secure parking and extra storage. This home's prime location offers easy access to schools, parks, playgrounds, restaurants, and shopping, making it a fantastic choice for families. Don't miss out on this incredible opportunity—schedule your private viewing today!**

Inclusions:
Property Listed By: **n/a**
2% Realty

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









