



## 304 Pinemill Way Calgary Alberta

\$729,900

**\*\*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 f...

Recreational, Games room 24.50 Ft x 25.92 Ft

Kitchen 17.83 Ft x 5.33 Ft

Laundry room 18.17 Ft x 13.58 Ft

Furnace 21.33 Ft x 14.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 18.17 Ft x 14.17 Ft

Dining room 9.08 Ft x 12.33 Ft

Kitchen 8.25 Ft x 12.25 Ft

Breakfast 9.33 Ft x 14.08 Ft

Bedroom 9.50 Ft x 10.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.67 Ft x 13.17 Ft

Bedroom 10.25 Ft x 11.00 Ft

Bedroom 11.25 Ft x 9.83 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca