



## 236 Pinetree Road Calgary Alberta

\$595,500

Stunning 3-Level Split with Walk-Up Basement and Incredible Potential! This beautiful 3-level split property offers a fantastic opportunity for a variety of living arrangements. Featuring a walk-up basement with a separate entry, the basement is a full suite (illegal) that can be used for rental income, as a personal space, or for extended family. The possibilities are endless! Situated on a large RCG lot, this property presents future development opportunities, including the potential to construct a secondary home. The main floor boasts 3 spacious bedrooms, including a master bedroom with a 2-piece ensuite. The large living room features a charming wood fireplace, and the renovated kitchen opens to a good-sized dining area. You'll also find a fully renovated 4-piece bathroom, providing everything you need for comfortable living. The basement is designed with a separate kitchen, dining area, and living room along with 2 generous-sized bedrooms, a laundry area, and a 3-piece bathroom—ideal for a mortgage helper or additional living space. Additional features include an oversized double garage (heated), plenty of parking on the expansive driveway, and no neighbors across the street. The location offers easy access to shopping, major routes, and amenities, and the home is equipped with a relatively new furnace, roof, and stucco exterior. This home is calling your name—don't miss out! Pick up the phone and schedule your viewing today! (id:6769)

Bedroom 8.75 M x 10.00 M

Bedroom 11.67 M x 12.25 M

3pc Bathroom 7.17 M x 4.08 M

Kitchen 11.42 M x 14.25 M

Recreational, Games room 11.25 M x 19.08 M

Furnace 17.42 M x 6.58 M

Primary Bedroom 13.08 M x 11.67 M

Bedroom 9.50 M x 10.83 M

Bedroom 9.42 M x 8.75 M

2pc Bathroom 5.67 M x 4.50 M

4pc Bathroom 5.00 M x 7.25 M

Dining room 10.33 M x 21.17 M

Kitchen 7.92 M x 10.67 M

Living room 17.25 M x 13.58 M

Foyer 9.50 M x 7.67 M

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca