



## 248 Pinetree Road Calgary Alberta

\$649,100

Newly renovated home with a brand-new Legal Basement Suite, Facing off-lease dog-walk on a sloping treelined Greenbelt, 1268(up)/1088(down) sqft living area on a 5400+ sqft lot home in a fast rejuvenating NE Calgary sub-division - Pineridge. Discover the perfect blend of comfort and opportunity with this beautifully renovated home in Pineridge, Calgary. Featuring a fully legal basement suite, this property offers a unique chance for multi-generational living or rental income in one of Calgary's fast growing neighborhoods. The renovations have been made with utmost impetus given to achieving a contemporary design, calming and aesthetically pleasing interiors. Attention to detail is evident in the Stucco exterior, matching soffit-facia, luxury vinyl plank new flooring, fresh paint, hand-built Wood-Burning Fireplace mantle surrounds, agreeable lumen-level pot lights, Skylight in the upgraded stylish finishes throughout. Spacious Living Areas: The main residence includes 3 Large bedrooms, 1 Shared bathroom with skylight and 1 Ensuite half-bath, a modern kitchen with Gas burning Range, a lovely dining area by the window facing the greenbelt and a comfortable living room perfect for family gatherings. Legal Secondary Suite: Approved and permitted by the City of Calgary, this legal basement suite boasts well appointed interiors, comparable to the main floor in both living space and aesthetic appeal, kitchen, living area, bedroom, and bathroom. Ideal for extended family, guests, or as a rental unit. Income Potential: Generate additional income with the legal secondary suite, offering financial flexibility and investment opportunity. A striking feature in this suite is the sheer Enormity of the two bedrooms. Pineridge enjoys easy access to schools, parks, shopping centres, and major transportation routes, making daily commuting a breeze. Additional Features: Separate laund...

Primary Bedroom 15.50 Ft x 11.75 Ft

Living room 13.92 Ft x 16.75 Ft

Kitchen 15.50 Ft x 11.75 Ft

Dining room 11.17 Ft x 10.25 Ft

Bedroom 12.67 Ft x 9.42 Ft

Bedroom 13.50 Ft x 9.83 Ft

Furnace 6.08 Ft x 5.75 Ft

Bedroom 12.92 Ft x 22.75 Ft

Primary Bedroom 10.50 Ft x 15.33 Ft

Other 11.50 Ft x 10.67 Ft

Living room 20.33 Ft x 10.67 Ft

4pc Bathroom 10.92 Ft x 6.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom 8.25 Ft x 4.83 Ft  
2pc Bathroom 6.58 Ft x 2.92 Ft

2pc Bathroom 7.50 Ft x 3.00 Ft