

\$649,100 - 248 Pinetree Road Ne, Calgary

MLS® #A2148472

\$649,100

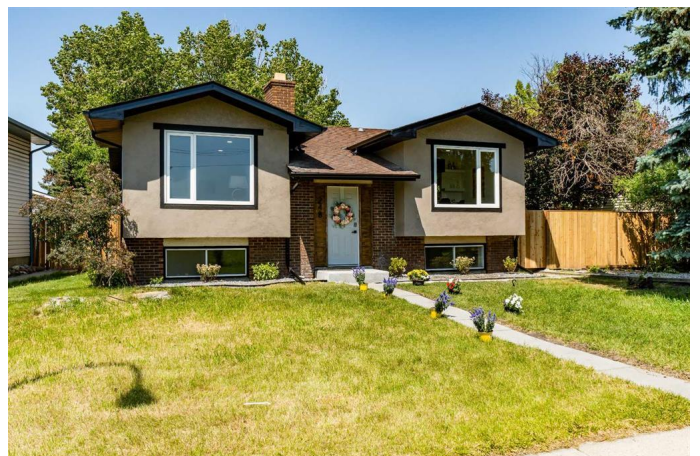
5 Bedroom, 4.00 Bathroom, 1,268 sqft

Residential on 0.13 Acres

Pineridge, Calgary, Alberta

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 legal basement 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 laundry facilities for each unit. Ample parking with spaces, on a paring pad, for at least two vehicles. A large landscaped backyard with plenty of trees. A large deck with adequate seating and barbeque space for both the upper floor and the legal basement suite. The home also enjoys a lovely front yard space and overlooks a sloping greespace, an off-leash dog-walk, which provides added privacy and sound barrier.

Built in 1975

Essential Information

MLS® #	A2148472
Price	\$649,100
Sold Price	\$680,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,268
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	248 Pinetree Road Ne
---------	----------------------

Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1K3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Few Trees, Greenbelt, Reverse Pie Shaped Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 30th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.