



GRASSROOTS
REALTY GROUP

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224 Pinetree Bay NE
Calgary, Alberta

MLS # A2345327



\$609,900

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,851 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Heated Garage, Oversized, Triple Garage Detached, V		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Rain Barrels, 3 x Shed, Hot Tub, Greenhouse

Welcome to an exceptional opportunity in the desirable community of Pineridge! Situated on a massive 10,000+ square foot lot, this detached four-level split offers an ideal combination of space, versatility, and location. Designed to comfortably accommodate a large family, the home boasts 6 bedrooms, 2.5 bathrooms, and an impressive triple oversized garage. The main level greets you with a bright, airy layout featuring a spacious living room anchored by large southwest-facing windows that flood the space with natural sunlight. Adjacent to the living room, the dining area leads into the kitchen, which offers plenty of cabinetry and sleek white appliances. Ascending to the upper levels, you will find 5 well-appointed bedrooms across two floors. The second level houses 3 generous bedrooms, including one with a private 2-piece ensuite, alongside a full 4-piece bathroom. The third level serves as a quiet retreat, featuring the spacious primary suite complete with its own dedicated 4-piece ensuite, plus an additional bedroom. The lower basement level adds even more living space with a cozy recreation room and a sixth bedroom, making it a perfect setup for extended family, guests, or a teenager's retreat. You will also find a crawl space that provides ample extra storage. Step outside into your own private backyard oasis. Beautifully landscaped with mature trees, including an apple tree, the outdoor space centers around an extensive deck built for entertaining. Complete with a hot tub, garden, greenhouse, and custom treehouse, there is something here for everyone to enjoy. For the hobbyist, the oversized triple detached garage provides ample room for both parking and a full workshop, while a large front driveway offers plenty of parking for multiple vehicles. Location is truly a standout feature of this home. You are just minutes away from local schools, playgrounds,

restaurants, shopping, and public transit. With quick access to both the Trans-Canada Highway and Stoney Trail, commuting across Calgary is effortless. If you have been searching for a spacious, feature-packed family home, this is it. Book your private viewing today!