

**6003 Pinepoint Drive NE
Calgary, Alberta**

MLS # A2286234



\$569,999

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|------------------|--|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,301 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 7 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, Walk-In Closet(s) | | |

Inclusions: N/A

7 BEDROOMS 3.5 BATHROOMS | ILLEGAL BASEMENT SUITE | BI-LEVEL | DOUBLE CAR GARAGE | SOUTH FACING BACKYARD | MATURE NEIGHBOURHOOD Welcome to this beautifully maintained bi-level home in the heart of Pineridge – a fantastic opportunity for families, investors, or anyone looking for space, flexibility, and convenience. As you enter through the main entrance, you’re greeted by a bright and inviting layout that offers both comfort and functionality. Upstairs, the spacious kitchen on the left-hand side provides an abundance of cabinetry making it perfect for preparing family meals or entertaining guests. Adjacent to the kitchen is a versatile bedroom that can easily be used as a home office, guest room, or flex space to suit your needs. On the right side of the entrance, you’ll find a welcoming living room featuring a stunning feature wall and a charming brick fireplace. Large windows allow natural light to pour in, enhancing the bright and airy feel of the main level. Down the hallway, you’ll find a well-appointed full bathroom and two generously sized bedrooms. At the end of the hall, the spacious primary bedroom offers a walk-in closet and a private 2-piece ensuite, providing comfort and privacy. The fully developed lower level adds incredible value and flexibility to this home. Downstairs features three additional bedrooms, a full kitchen, one bedroom with its own ensuite, plus an additional common bathroom. Whether you’re looking for multi-generational living, rental potential, or extra space for a growing family, the lower level offers endless possibilities. Step outside to enjoy the backyard, complete with a fence and a double detached garage. The yard provides plenty of space for outdoor gatherings, gardening, or relaxing during the summer months. Located in the established and family-friendly

community of Pineridge, this home is close to schools, parks, shopping, public transit, and all essential amenities. With quick access to major routes, commuting is convenient and efficient. This is a prime opportunity in a sought-after area — whether you’re looking for a family home or an investment property, this one checks all the boxes. Don’t miss your chance to own in this desirable neighborhood.