

# POPOWICH & COMPANY

PROUDLY PRESENTING

34 Pinebrook Way

Pinebrook Estates.  
Rural Rocky View County

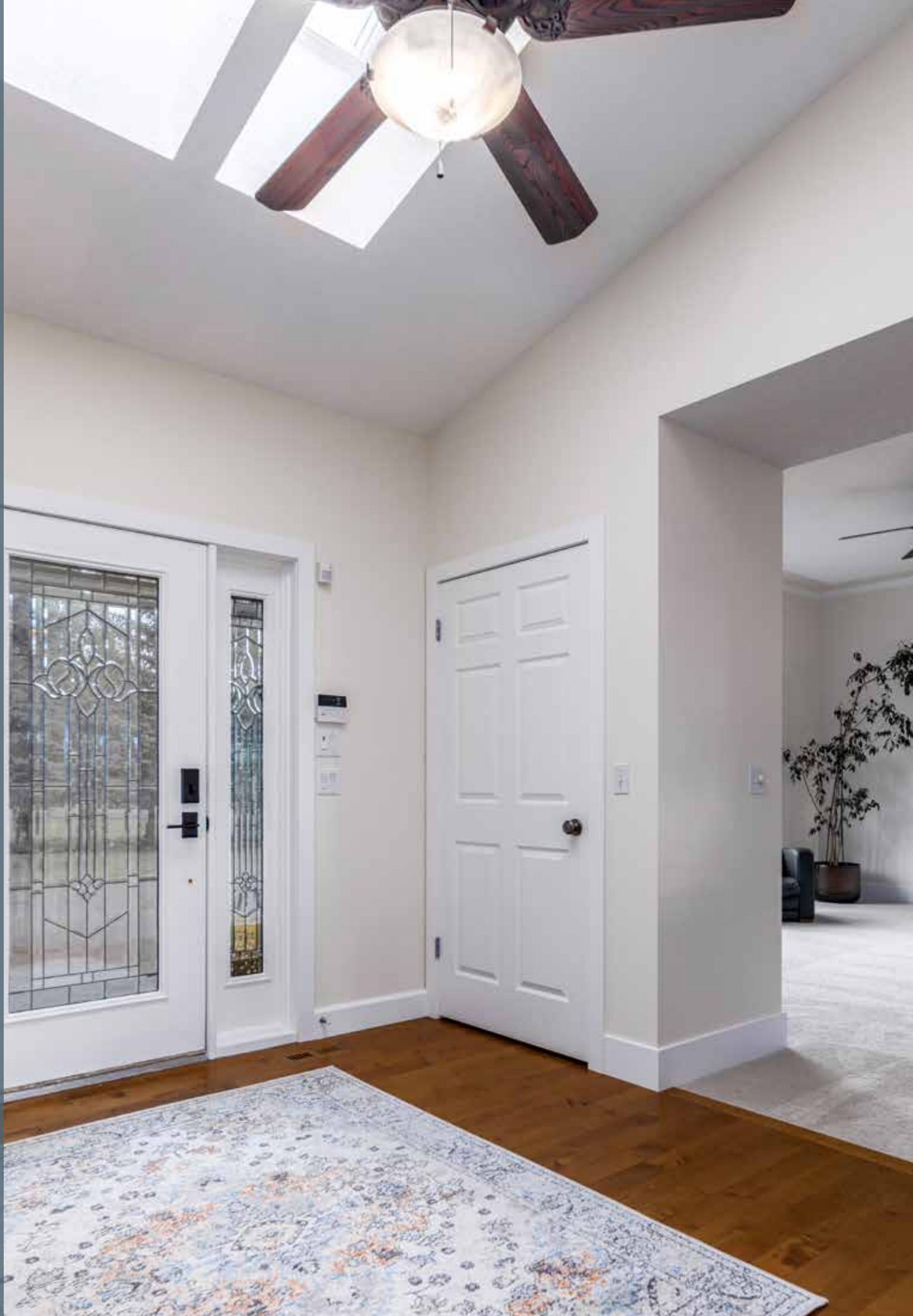


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## WELCOME TO PINEBROOK ESTATES

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Welcome to Pinebrook Estates! Enjoy raising your family in this beautifully updated and well-appointed custom walk-out BUNGALOW with over 4100 sqft of finished living space, and located in one of the most coveted locations in all of Springbank. Breathtaking views and perfectly positioned on 2 acres in this golf course community, the lot boasts mature trees, manicured landscaping, and plenty of outdoor space for the children to play. The yard is truly magical! Take pleasure in the beautiful sunsets on your west-facing decks or enjoy a fire in the BBQ area. This bright and airy home will have your family comfortable and feeling at home. This property has undergone a large renovation, recreating the lower level and updating it to its current state. With the careful design choices, you will notice flat finished ceilings, new carpet and flooring, and a beautiful neutral white re-paint throughout the whole home. This home is fresh, clean, and ready for its next family. light.





## GREAT LAYOUT WITH OPEN FLOOR-PLAN...

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The Gourmet Chef's kitchen has solid maple custom cabinetry, with a built-in double oven, brand new fridge freezer, and new wine fridge. A spacious dining room opens to the living room featuring 10ft ceilings, and stunning lighting.







## The Essentials...

<b>MLS</b>	A1252318	<b>CONSTRUCTION</b>	Wood Frame
<b>STYLE</b>	Bungalow	<b>FOUNDATION</b>	Poured Concrete
<b>BEDROOMS</b>	5	<b>ROOF TYPE</b>	Asphalt Shingle
<b>BATHS</b>	4 Full	<b>GARAGE TYPE</b>	Heated Triple Garage Attached
<b>YEAR BUILT</b>	1988	<b>HEATING</b>	Finished, Walk-Out
<b>COMMUNITY</b>	Pinebrook Estates	<b>COOLING</b>	Central Air
<b>TAX</b>	\$4,398.00/2022	<b>FLOORING</b>	Carpet, Hardwood, Tile
<b>SIZE</b>	2,143.42 SqFt (AG), 2,031 SqFt (BG)	<b>FIREPLACE</b>	2/Brick Facing, Gas Log, Mantle, Tile, Wood Burning
<b>BASEMENT</b>	Finished, Walk-Out	<b>HOA</b>	\$110.00/Annually
<b>EXTERIOR</b>	Composite Siding, Stone		



Bright, beautiful &  
spacious living...



The sunken family room has a large window looking out on the upper deck, and a cozy gas fireplace surrounded by granite and built-in cabinetry. The Primary Retreat boasts a 5 pc ensuite, tub, custom shower, and walk-in closet. An additional good-sized bedroom (or comfortable main floor office), a 3 pc bath, and laundry/mud room completes this floor.

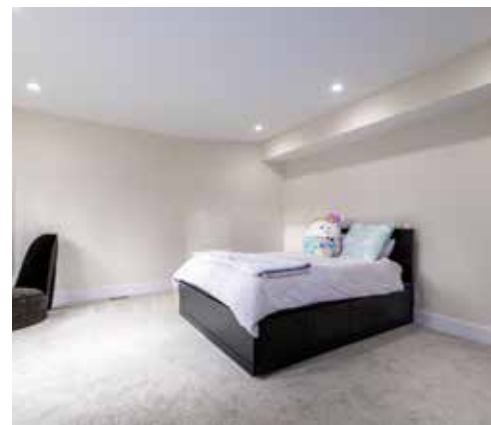


# THE LOWER LEVEL

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The lower level has top-of-the-line luxurious carpet leading you to the reimagined lower level complete with wide oak luxury vinyl plank floors making this floor relaxing and ready for the busy family. The real wood-burning fireplace is the perfect space to cozy up for movie night, with a built-in wet bar to host and make popcorn. The 2 large spacious bedrooms are new and bright, with large walk-in closets complete with organization in mind. A family bath with a sauna keeps you warm and energized in the winter. The bonus of guest quarters, complete with separate entry, has a kitchenette, living area, bedroom, and 3 pc bathroom giving you numerous options on how to use this space.





## Additional Information...

**APPLIANCES** Bar Fridge, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator

**FEATURES** Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Sauna, Soaking Tub, Storage, Walk-In Closet(s)

**LOT FEATURES** Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees

**COMMUNITY FEATURES** Golf

**OTHER EQUIPMENT** Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener, Alarm/Security System



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