



GRASSROOTS
REALTY GROUP

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251 Pineland Place NE
Calgary, Alberta

MLS # A2258834



\$499,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Off Street, On Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Bureau / Modular Wardrobe System in Primary Bedroom, Garden Shed

Pineridge Bungalow, 1,100 Sq. Ft. Main, Over 2,100 Sq. Ft. of Living Space, Separate Side Entrance, Under \$500K. Welcome to this much loved family bungalow in the heart of Pineridge ready for its next chapter. With over 2,100 sq. ft. of living space, this detached home is ideal for a growing family or an investor looking for future potential. The main floor features a large, bright living room, a functional kitchen with eating nook and ample cupboard space, plus 3 well sized bedrooms including a primary with 2 piece ensuite, and a full 4 piece bath. The fully developed lower level, with a separate side entrance, offers excellent flexibility. You'll find a spacious rec room, den, additional bedroom/flex room, wet bar area, and a 3-piece bath perfect for extended family or entertaining. Sitting on a 50 x 100 foot lot, the backyard is private and fully fenced, complete with mature trees, a deck with afternoon shade, a firepit, and a storage shed. This home has been professionally cleaned and is ready for immediate occupancy. While it could use some updating, it is filled with warmth, family pride, and unlimited opportunity to make it your own. Excellent location steps from schools, playgrounds, shopping, dining, and the Village Square Leisure Centre, with easy access to Stoney Trail, McKnight Blvd, 32 Ave, and 16 Ave NE. A wonderful place to call home or a smart investment in one of Calgary's established communities. Single family homes at this price point don't last long book your showing today!