



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

151 Pinemill Road NE
Calgary, Alberta

MLS # A2260023



\$639,000

Division:	Pineridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,350 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: All Blinds/window coverings, treadmill

Discover the tremendous value in this beautifully renovated, four-level split home in Pineridge. With nearly 2,200 sq ft of developed space, this house is designed for modern living and entertaining. Step into the bright, east-facing living room, featuring a big picture window and beautiful hardwood floors. This flows seamlessly into a dream kitchen, the true heart of the home. It boasts a huge granite island that comfortably seats up to six people, stainless steel appliances, and a large pantry. A west-facing bay window makes this space incredibly inviting for family and friends. The main floor is completed by an adjacent nook/dining area and a convenient bedroom/den. Upstairs, you'll find three good-sized bedrooms and a full four-piece bathroom. The large third level is perfect for family gatherings, with a wood-burning fireplace adding a cozy ambiance for those cold winter evenings. The spacious recreation room on the lower level leads to the laundry room and a three-piece bath. The kitchen leads directly out to a patio and a lovely back yard, with a double detached garage completing the property. You can't beat this prime location! The home is within walking distance of the Village Square Leisure Centre, the Library, and schools, with easy access to the Trans-Canada Highway. Don't miss out on this fantastic opportunity! Book your showing today!