



GRASSROOTS
REALTY GROUP

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

111 Pinetree Bay NE
Calgary, Alberta

MLS # A2269031



\$500,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shap		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Backyard Shed, Yard Tools/Lawnmower in Shed, Patio Set (Stored in Garage)

Welcome to 111 Pinetree Bay NE in the beautiful community of Pineridge! This impressive detached bungalow has been lovingly updated over recent years! Enjoy peace of mind with ALL NEWER VINYL WINDOWS & DOORS (2019), NEWER FURNACE, NEWER CENTRAL AIR CONDITIONER, and NEWER ASPHALT SHINGLES (2022). Featuring 4 BEDROOMS and 1.5 BATHROOMS in 2,065 SQ. FT. OF FULLY DEVELOPED LIVING SPACE, this home sits on an OVERSIZED PIE-SHAPED LOT in a QUIET CUL-DE-SAC. The sunny, SOUTH-FACING BACKYARD is ultra-private and fully fenced—perfect for relaxing or entertaining—with a large wooden deck, storage shed, and a DOUBLE DETACHED GARAGE via paved back-alley access. Additional highlights include: renovated main-floor bathroom with walk-in shower and updated plumbing fixtures, parquet hardwood flooring, wood-burning fireplace, central vacuum system, some newer appliances, and durable aluminum siding. Ideally located close to schools, parks, shopping, transit, and all amenities—with quick access to major roadways for an easy commute. Don’t miss this RARE, ONE-OF-A-KIND OPPORTUNITY to own a beautifully updated home on one of Pineridge’s best lots. Call today to book your private showing!