



GRASSROOTS
REALTY GROUP

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120 Pinemill Mews NE
Calgary, Alberta

MLS # A2205198



\$449,999

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,379 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Charming & Updated Home in Pineridge Welcome to 120 Pinemill Mews NE, a beautifully maintained home in the heart of Pineridge! This inviting property is perfect for first-time buyers, investors, and families, offering thoughtful upgrades and a fantastic location close to everything you need. Step inside to discover newer luxury vinyl plank flooring, fresh carpet on the upper level, updated cladding, a newer fence, modernized windows, and a stylishly renovated kitchen featuring quartz countertops and sleek cabinetry. The welcoming living room at the front of the home provides a cozy space to relax or entertain guests. The main floor also boasts a bright and open-concept layout, seamlessly connecting the kitchen, dining area, and an additional spacious family room—ideal for entertaining and everyday living. Patio doors lead to a generous deck, perfect for outdoor gatherings. You will also find a 2 piece washroom at this level. Upstairs, you'll find a large primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a 5-piece bathroom featuring dual sinks. This floor also has an extra closet in the hall for storage. The partially finished basement offers even more space with a storage room, and a versatile den. The brand new washing machine and dryer is at this level. Located just steps from schools, public transit, Village Square Leisure Centre, the library, grocery stores, medical offices, and more, this home truly has it all. Don't miss this incredible opportunity—book your showing today!