



THE
A-TEAM

**RE/MAX
FIRST**

116 PINEMILL Road, Calgary T1Y 2C9

MLS®#: **A2186715**

Area: **Pineridge**

Listing Date: **01/13/25**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **5,069 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Concrete Driveway,Single Garage Attached**

DOM

9

Layout

Beds: **6 (3 3)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Aluminum Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|---------------|
| 3pc Ensuite bath | Main | 6`1" x 5`11" |
| Bedroom | Main | 9`1" x 12`0" |
| Dining Room | Main | 12`5" x 9`3" |
| Living Room | Main | 25`5" x 12`1" |
| 2pc Ensuite bath | Basement | 6`4" x 3`11" |
| Bedroom | Basement | 8`5" x 14`4" |
| Bedroom | Basement | 8`6" x 9`7" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 4pc Bathroom | Main | 5`10" x 8`0" |
| Bedroom | Main | 9`0" x 11`0" |
| Kitchen | Main | 12`6" x 16`3" |
| Bedroom - Primary | Main | 12`6" x 11`11" |
| 4pc Bathroom | Basement | 4`11" x 6`9" |
| Bedroom | Basement | 10`6" x 10`7" |
| Kitchen | Basement | 9`8" x 17`1" |

Game Room

Basement

24`6" x 22`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

11`8" x 7`5"

Title:
Fee Simple
Legal Desc:

7510080

Zoning:
R-CG

Remarks

Pub Rmks: **This beautifully renovated home is located in the heart of Pineridge, offering modern upgrades and spacious living. The main floor features three generously sized bedrooms, two full bathrooms, and a large living area complete with a dining space. The kitchen boasts elegant quartz countertops, and a separate laundry area is conveniently located on the main floor. The fully developed basement includes an illegal suite with a separate entrance, offering three additional bedrooms, two bathrooms, and stylish quartz countertops. The basement also includes a master bedroom with an ensuite for added comfort and privacy. Contact your preferred realtor to schedule a viewing of this exceptional property.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









