



**224 PINEMILL Mews, Calgary T1Y 4R2**

MLS® #: **A2195294** Area: **Pineridge** Listing **02/19/25** List Price: **\$419,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **3,272 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Driveway,Heated Garage,Single Garage Detached**

DOM

**3**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split,Back Split**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Aluminum Siding ,Stucco,Vinyl Siding**  
 Flooring: **Laminate,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 8`0"	Dining Room	Main	9`11" x 8`0"
Living Room	Main	15`8" x 12`3"	Bedroom - Primary	Upper	12`8" x 12`2"
Bedroom	Second	12`8" x 7`9"	4pc Bathroom	Upper	7`9" x 5`0"
Bedroom	Lower	10`9" x 11`3"	Bedroom	Lower	11`7" x 9`5"
4pc Bathroom	Lower	7`2" x 5`0"	Flex Space	Lower	11`6" x 6`6"
Family Room	Level 4	19`8" x 11`10"	Laundry	Level 4	6`9" x 5`8"
Storage	Level 4	8`11" x 6`10"			

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**7810599**

**R-CG**

Remarks

Pub Rmks:

**Get it while it lasts! This great starter home is ready to move in. This wonderful property features 4 good sized bedrooms with the primary having access to a deck for those beautiful mornings to enjoy your favourite cup of coffee to get your day started. The fenced yard also features a gazebo . There is also a heated single garage as a bonus and a driveway that can accomodate 3-4 vehicles. Back in the home there are 4 levels which includes 2 full bathrooms. The main floor features a large open area which includes a living room with an electric fireplace, dining room and a bright kitchen with an island and a skylight. The upper level features 2 bedrooms and a bath. The 3rd level features 2 more good sized bedrooms, full bath and a small flex room which can be used as an office or study area. The 4th level features a large family room, laundry room ,large storage room and a furnace room. This home is only half a block to an elementary school and only 3 blocks to the Village Leisure centre and Pearson High School. There's public transportation and shopping nearby. Don't delay and call your favourite Realtor today for your private viewing.**

Inclusions:

**N/A**

Property Listed By:

**TREC The Real Estate Company**

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





















