



111 Pinemill Mews Calgary Alberta

\$609,000

Welcome to this bright and spacious 6-bedroom, 2.5-bathroom detached home in the heart of PINERIDGE! This 2 STOREY HOME offers plenty of space for families, investors, or those looking for RENTAL INCOME WITH FUTURE DEVELOPMENT POTENTIAL. The MAIN FLOOR features a warm and inviting LIVING ROOM, along with an additional family room complete with a cozy fireplace--perfect for relaxing or entertaining. A FUNCTIONAL KITCHEN with ample space flows into the dining area, making family meals and gatherings easy. A convenient half-bath completes this level. Upstairs, the second floor boasts 3 SPACIOUS BEDROOMS, including a primary bedroom with a walk-in closet. This level provides plenty of comfort for a growing family. Upper floor has a spacious 4 pc bathroom. The newly finished basement (with secondary legal suite permits applied) adds fantastic RENTAL INCOME, featuring 3 additional bedrooms, an open-concept kitchen and living area, a full bathroom, and a separate entrance with its own laundry. Outside, the home offers a huge backyard with a deck, perfect for summer BBQs and outdoor enjoyment. Situated on a corner RC-G lot, the property also provides future development potential. Adding to its appeal, the home is currently rented with positive cash flow, with the (main house leased at \$2,930/month) and the (basement leased at \$1,690/month), exclusive of utilities. This fantastic property is ideally located near Village Square Shopping Centre, the public library, Lester B. Pearson High School, and several primary and middle schools, making it a convenient and family-friendly location. With easy access to the Trans-Canada Highway, commuting is a breeze. Whether you're looking for a spacious home, an investment property, or future development opportunities, this home has it all! Don't miss out--contact us today for a private showing! (id:6769)

Living room 11.67 Ft x 14.25 Ft

Family room 11.83 Ft x 13.25 Ft

Dining room 12.67 Ft x 10.92 Ft

Kitchen 8.75 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.58 Ft x 16.83 Ft

Bedroom 8.58 Ft x 12.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 15.08 Ft x 13.25 Ft

Bedroom 9.92 Ft x 9.92 Ft

Bedroom 8.75 Ft x 9.92 Ft

Bedroom 8.25 Ft x 11.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX

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(CENTRAL)**

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Bedroom 13.17 Ft x 8.00 Ft

4pc Bathroom Measurements not available