



# 156 Pinehill Road Calgary Alberta

\$500,000

| BASEMENT SUITE (ILLEGAL) | DOUBLE CAR GARAGE | RENOVATED | SEPARATE LAUNDRY | WELL-ESTABLISHED COMMUNITY | NO CONDO FEE | Welcome to this renovated duplex in the high-amenity community of Pineridge. Featuring an illegal basement suite and a double car garage, this home is designed for modern comfort and convenience. The neutral color palette, modern flooring, and newer vinyl windows create a bright and airy ambiance throughout this home. Upstairs, the spacious living room, with its expansive vinyl window, floods the space with natural light, creating an inviting atmosphere perfect for relaxation or entertaining guests. The kitchen is equipped with newer cabinets, ample counter space, and modern appliances. This area seamlessly flows into a pleasant breakfast nook where you can enjoy meals with family and friends. Adjacent to this space is a beautiful outdoor balcony, offering a serene spot to unwind and soak in the evening sun. Two generously sized bedrooms, with ample closet space, and a full bathroom complete the main floor, providing ease and practicality for daily living. Descend to the lower level and discover a highly practical layout designed for versatility. This level offers flexible living arrangements and great opportunities. There is a large living space and dining area here. The fully equipped kitchen, complete with a pantry, adds to the functionality of this space. Two spacious bedrooms, a utility room with an additional set of laundry machines, and a crawl space for storage enhance the flexibility of the basement. This level also includes a full bathroom equipped with new shower tiles. Outside, you will find a double car detached garage and a gravel pad for extra parking. Envision the ease of coming home to a well-established community with all amenities close at hand. Nestled in Pineridge, this property is conveniently located near schools, Peter Lo...

4pc Bathroom 8.67 Ft x 7.17 Ft

Bedroom 8.75 Ft x 13.67 Ft

Bedroom 12.08 Ft x 9.83 Ft

Dining room 12.17 Ft x 10.58 Ft

Kitchen 9.75 Ft x 14.08 Ft

Recreational, Games room 11.50 Ft x 10.58 Ft

4pc Bathroom 8.92 Ft x 8.00 Ft

Kitchen 9.50 Ft x 13.00 Ft

Living room 12.42 Ft x 20.75 Ft

Breakfast 9.83 Ft x 8.50 Ft

Bedroom 8.92 Ft x 11.33 Ft

Primary Bedroom 13.00 Ft x 11.33 Ft

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

Listing Presented By:



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