



THE
A-TEAM

**RE/MAX
FIRST**

105 CREEKSTONE Landing, Calgary T0L 0X0

MLS®#: **A2102146**

Area: **Pine Creek**

Listing Date: **01/17/24**

List Price: **\$730,000**

Status: **Pending**

County: **Calgary**

Change: **+\$10k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,279 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**
Low Sqft:
Ttl Sqft: **2,067**

DOM

123
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	10`0" x 12`1"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	12`6" x 10`0"

Room	Level	Dimensions
Great Room	Main	13`0" x 15`10"
Bedroom - Primary	Upper	13`0" x 14`0"
Bonus Room	Upper	15`5" x 12`4"
Bedroom	Upper	10`2" x 10`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

TBD

TBD

Remarks

Pub Rmks:

Trico Homes, the heart of home building. Introducing Trico's most popular model in the West Macleod area, the Oxford II! This PRE CONSTRUCTION home is designed with some of our most premium features, the Oxford II's open concept floorplan features a large open kitchen with a walk-through pantry and plenty of cabinets for storage, a central island with eating bar and a sunny great room, perfect for entertaining. Upstairs, you'll find two generously sized secondary bedrooms, bathroom and laundry room, along with a master suite including a walk-in closet and 5-piece ensuite. There's also a spacious bonus room at the middle of the house that's roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. *Photos are representative*

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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





