



THE
A-TEAM

**RE/MAX
FIRST**

217 CREEKSTONE Path, Calgary T0L 0X0

MLS®#: **A2112737**

Area: **Pine Creek**

Listing Date: **03/06/24**

List Price: **\$765,576**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 10-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,595 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,252**
Low Sqft:
Ttl Sqft: **2,252**

DOM

74

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Level,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	14`11" x 11`0"
Dining Room	Main	12`0" x 12`6"	Great Room	Main	13`0" x 14`6"
Bedroom - Primary	Upper	14`5" x 13`6"	5pc Ensuite bath	Upper	10`4" x 8`9"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	11`6" x 10`0"
Laundry	Upper	8`5" x 5`5"	Bedroom	Upper	11`6" x 10`0"
Bonus Room	Upper	20`0" x 14`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211028

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to The Allure 3 by Sterling Homes — a luxurious and functional property that will captivate you. With 9' knockdown ceilings, this home feels open and elegant. The executive kitchen features built-in stainless steel appliances, granite countertops, and undermount sinks. Cozy up by the gas fireplace, while the paint grade railings with iron spindles add a modern touch. The bonus room has a vaulted ceiling, and the primary bedroom boasts a 5-piece ensuite. Two additional spacious bedrooms and a picturesque bonus room with vaulted ceilings finish the second level. All Sterling Homes come with New Home Warranty giving you peace of mind in your brand new home. *Photos are representative*

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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



