



THE
A-TEAM

**RE/MAX
FIRST**

42 CREEKSIDE Grove, Calgary T0L 0X0

MLS® #: **A2117106**

Area:

Listing **03/25/24**

List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$26k, 04-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,497**

Low Sqft:

Ttl Sqft: **2,497**

Lot Information

Lot Sz Ar: **4,138 sqft**

Lot Shape:

DOM

55

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
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,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	13`0" x 10`6"	2pc Bathroom	Main	0`0" x 0`0"
Great Room	Main	14`0" x 16`0"	Nook	Main	12`6" x 10`0"
Bedroom - Primary	Upper	15`0" x 16`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bonus Room	Upper	15`0" x 14`6"	5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 12`0"	Bedroom	Upper	12`0" x 10`0"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2310389

Remarks

Pub Rmks: **Welcome to the Cambridge 28, one of Trico Homes most popular and luxurious models. Situated on 42 Creekside Grove, this spacious 38' wide traditional lot backs directly onto a park in the quiet community of Sirocco at Pine Creek. The home's large great room boasts 18' high open-to-below ceilings. You'll also find a flex room near the front of the home which easily suits your evolving needs. The sizeable nook and expanded kitchen finish off the open concept main floor. Up the stairs complemented with spindle railing you'll come to the spacious center bonus room area, the perfect place to lounge and relax. The master bedroom contains a 5-piece ensuite bathroom and a large walk-in closet. The other two secondary bedrooms are located and the front of the house a share a 4-piece main bathroom with dual vanity set up. Finally, kick back and relax at the end of a long day on your large rear deck while taking in the green space. *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



