



THE
A-TEAM

**RE/MAX
FIRST**

113 CREEKSIDE Way, Calgary T2X 4A9

MLS® #: **A2117437**

Area: **Pine Creek**

Listing Date: **03/27/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,111 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,280**

Low Sqft:

Ttl Sqft: **2,280**

DOM

53

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance, Private Yard, Rain Gutters**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Oven, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 9`6"	Dinette	Main	11`6" x 10`6"
Living Room	Main	15`0" x 12`6"	Office	Main	9`4" x 9`0"
Foyer	Main	13`0" x 9`4"	Spice Kitchen	Main	7`6" x 7`0"
Bonus Room	Upper	16`0" x 12`6"	Laundry	Upper	9`8" x 5`0"
Bedroom - Primary	Upper	15`0" x 12`8"	Bedroom	Upper	12`6" x 10`6"
Bedroom	Upper	10`0" x 10`0"	Bedroom	Upper	10`0" x 10`0"
5pc Ensuite bath	Upper	11`2" x 10`0"	4pc Bathroom	Main	9`0" x 5`6"

4pc Bathroom	Upper	8`6" x 8`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1s	
Legal Desc:	1912348		Remarks
Pub Rmks:	!!Price Reduction!!Quick Possession!! Welcome to this beautiful property with 4 BEDROOMS, 3 FULL WASHROOMS (one on the main floor), SIDE/SEPERATE ENTRANCE, SPICE KITCHEN, HIGH CEILINGS (main and basement),QUARTZ COUNTERTOPS, DOUBLE VANITY, OFFICE/DEN and a lot more. This beautifully designed Sterling home has open floor concept and functional floor plan, upgraded features ,big windows and is steps away from the pond. This neighborhood is located in SW Calgary surrounded with views of foothills & Rocky Mountains. Close to LRT, shopping centers & Fish Creek Park, Sirocco Golf Club, hospital, cinemas. Macleod Trail, Deerfoot Trail & Stoney Trail are easily accessible. Book a showing today!!		
Inclusions:	N/A		
Property Listed By:	Coldwell Banker Mountain Central		

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







