



THE
A-TEAM

**RE/MAX
FIRST**

602 CREEKSTONE Circle, Calgary T2X 4Y4

MLS® #: **A2119809**

Area: **Pine Creek**

Listing Date: **04/04/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,491 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,064**
Low Sqft:
Ttl Sqft: **2,064**

DOM

45

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 14`9"
Foyer	Main	7`4" x 7`8"
Bonus Room	Second	18`6" x 22`3"
Storage	Second	4`4" x 5`7"
5pc Ensuite bath	Third	8`11" x 14`1"
Bedroom	Third	10`9" x 12`2"
Bedroom - Primary	Third	14`7" x 17`7"

Room	Level	Dimensions
Dining Room	Main	9`3" x 10`5"
Living Room	Main	22`0" x 12`2"
Storage	Second	5`4" x 5`6"
4pc Bathroom	Third	8`0" x 4`11"
Bedroom	Third	8`10" x 13`0"
Laundry	Third	5`10" x 9`8"
Walk-In Closet	Third	8`1" x 6`6"

2pc Bathroom Storage	Lower Basement	4`10" x 5`5" 21`6" x 25`6"	Game Room	Basement	21`6" x 20`2"
Legal/Tax/Financial					

Title: Fee Simple	Zoning: R-G				
Legal Desc:	2210371	Remarks			

Pub Rmks:	<p>Experience the epitome of modern luxury living with the Hudsons Build by Brookfields, where open-concept design invites natural light to dance through spacious interiors. Revel in the abundance of storage solutions while cozying up to the two-way fireplace, seamlessly connecting multiple living spaces. Step onto not one, but two balconies to soak in breathtaking mountain views, or retreat to the massive bonus room for endless entertainment possibilities. Indulge in the luxury of a double vanity ensuite and a sprawling walk-in closet in the primary suite, all complemented by high-end appliances that adorn the gourmet kitchen, elevating both style and functionality. The convenience of parking right outside your door adds a touch of ease to daily life. Nestled on a quiet street, yet within close reach of a burgeoning commercial center, this home promises both tranquility and convenience. And with future amenities and an LRT line on the horizon, alongside easy access to Macleod Trail and Stoney Trail, the possibilities for leisure and exploration are endless. Welcome home to a lifestyle of unparalleled comfort, style, and connectivity.</p>				
Inclusions:	Dishwasher, Washer, Dryer, window coverings				
Property Listed By:	Royal LePage Benchmark				

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









