



THE
A-TEAM

**RE/MAX
FIRST**

75 CREEKSIDE Grove, Calgary T0L 0X0

MLS® #: **A2123078**

Area:

Listing **04/17/24**

List Price: **\$864,602**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$11k, 07-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,682 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,062**

Low Sqft:

Ttl Sqft: **3,062**

DOM

32

Layout

Beds: **4 (4)**

Baths: **4.0 (3 2)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level**
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,Vinyl Plank
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,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>
2pc Bathroom	Main	0`0" x 0`0"	Office	Main	11`3" x 12`2"
Kitchen	Main	11`9" x 15`0"	Great Room	Main	13`6" x 15`11"
Nook	Main	11`6" x 12`0"	Bedroom - Primary	Upper	13`3" x 16`1"
5pc Ensuite bath	Upper	11`6" x 10`2"	Bedroom	Upper	10`1" x 11`0"
5pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`11" x 10`10"

Bonus Room	Upper	12`3" x 15`11"	3pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper	5`3" x 8`1"	Bedroom - Primary	Upper	13`6" x 12`1"
Bonus Room	Upper	25`0" x 14`3"	2pc Bathroom	Upper	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:		Remarks		
Fee Simple	TBD				
Legal Desc:	2310389				

Pub Rmks:	Welcome to The Pierce 3 by Sterling Homes - a stunning 3 story home nestled in the beautiful community of Sirocco. The main floor boasts 9' knockdown ceilings and the executive kitchen with upgraded appliances and a chimney hoodfan is a culinary delight. The second level boasts a luxury primary retreat, spacious bonus room, and three additional bedrooms, one of which is a second primary bedroom. The third level loft is the perfect addition for large families, or those needing a separate space with the extra bonus room, bathroom and balcony. This home is one you don't want to miss! *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



