



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 CREEKSIDE Grove, Calgary T0L 0X0**

MLS® #: **A2123098**

Area:

Listing **04/19/24**

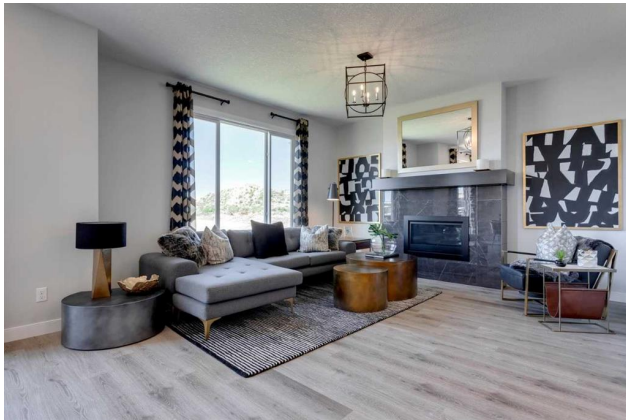
List Price: **\$826,653**

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: **3,921 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,656**

Low Sqft:

Ttl Sqft: **2,656**

DOM

**30**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 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/Bsmt:  
**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,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`8" x 10`6"
Kitchen	Main	15`3" x 13`0"
Great Room	Main	14`0" x 13`4"
Bedroom	Upper	10`8" x 11`1"
Bonus Room	Upper	12`3" x 17`3"
Bedroom	Upper	9`10" x 12`10"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	11`0" x 12`4"
Bedroom - Primary	Upper	14`0" x 15`0"
5pc Ensuite bath	Upper	9`9" x 11`3"
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`10" x 12`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310389**

Zoning:  
**TBD**

Remarks

Pub Rmks:

**Welcome to The Ruby - where luxury meets functionality! With 9' basement and main floor ceilings, and a side entrance, this home is the perfect opportunity for a future bedroom, or large families. The executive kitchen is a chef's dream with upgraded appliances and a large walk-in pantry. The great room features a gas fireplace with floor to ceiling tile, creating the perfect cozy focal point. On the second level you'll find a luxury primary retreat, large bonus room, and three additional bedrooms, providing space for everyone. Don't miss your chance to call Sirocco home with the beautiful Ruby! \*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**

