



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 CREEKVIEW Gardens, Calgary T2X 5E5**

MLS® #: **A2125087**

Area:

Listing **04/23/24**

List Price: **\$632,750**

Status: **Active**

County: **Calgary**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Finished Floor Area

Lot Sz Ar:

**2,794 sqft**

Lot Shape:

Abv Sqft:

**1,559**

Low Sqft:

Ttl Sqft:

**1,559**

DOM

**26**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Rectangular Lot  
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**

Int Feat: **Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**Kitchen**

**Main**

**11`7" x 14`7"**

**Living Room**

**Main**

**12`7" x 14`2"**

**Bedroom - Primary**

**Upper**

**12`7" x 14`7"**

**Bedroom**

**Upper**

**9`2" x 10`0"**

**4pc Bathroom**

**Upper**

**0`0" x 0`0"**

Room

Level

Dimensions

**Dining Room**

**Main**

**11`7" x 10`0"**

**2pc Bathroom**

**Main**

**0`0" x 0`0"**

**Bedroom**

**Upper**

**9`3" x 9`7"**

**3pc Ensuite bath**

**Upper**

**0`0" x 0`0"**

**Laundry**

**Upper**

**5`9" x 3`7"**

Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>	
Legal Desc:	<b>0</b>		Remarks
Pub Rmks:	<b>Creekview - 126 Creekview Gardens SW: PRE-CONSTRUCTION OPPORTUNITY. Welcome to the brand new community of Creekview in Calgary, this Sienna model built by Shane Homes features 1,559 sq ft, 3 bedrooms, and 2.5 bathrooms. The open main floor plan features a central kitchen with stainless steel appliances and a large 12" island providing ample seating; breakfast nook with south-facing windows, front living room, and 2 pc powder room. The upper level features a spacious primary bedroom with a large walk-in closet, 3 pc ensuite with shower; 2 additional bedrooms - one with a walk-in closet; 4 pc main bathroom and laundry area with side-by-side washer and dryer. The lower level basement remains unspoiled. Enjoy the community of Creekview, close to Macleod Trail, Deerfoot Trail (QE II), Stoney Trail, Sirocco Golf Club and Shawnessy Village. Call for more info!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

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