



THE
A-TEAM

**RE/MAX
FIRST**

171 CREEKSTONE Way, Calgary T2X 4P9

MLS® #: **A2125673**

Area: **Pine Creek**

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

List Price: **\$617,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,592

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,592

Lot Information

Lot Sz Ar:

2,758 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

City Lot

Single Garage Attached

DOM

25

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Natural Gas,See Remarks**
Sewer:
Ext Feat: **Barbecue,Garden**

Construction: **Mixed,Other**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bathroom Rough-in,Chandelier,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`2"
Kitchen	Main	14`0" x 7`6"
Bonus Room	Second	13`3" x 12`10"
Bedroom	Second	12`4" x 10`1"
4pc Bathroom	Second	4`11" x 8`5"

Room	Level	Dimensions
Dining Room	Main	11`4" x 9`5"
2pc Bathroom	Main	5`1" x 4`9"
Bedroom - Primary	Second	12`4" x 11`10"
Bedroom	Second	9`8" x 9`11"
4pc Ensuite bath	Second	11`10" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-G

1911875

Remarks

Pub Rmks:

Welcome to 171 creekstone way SW, Calgary. 3 BED/ 2.5 BATH DUPLEX situated in the highly desirable PINE CREEK community, one of the well designed communities in south west Calgary. This one and half years old property comes with a single front attached garage, exposed aggregate drive way, and a side entrance for a future legal suite in the basement. As you enter the main door you will be welcomed into a foyer and then a hall way which will lead you to an open kitchen, dinning area and a living room area. The open kitchen featuring stainless steel appliances, modern cabinetry, a spacious pantry, Quartz countertops and a big sized center island. With 9' high ceilings and abundant windows, the main level is flooded with natural lights, complemented by lighter high-end finishes. The main floor showcases luxury vinyl plank flooring and tiles in the bathroom. From the main floor you can walk out to a beautifully designed deck and staircase that leads to the fully grassed backyard. Sitting on the deck you can enjoy the unobstructed views of Calgary skylines. From the main floor you take the carpeted stairs into the second floor which boasts 3 bedrooms, 2 bathrooms, good size bonus room and a laundry room. The bonus room is centrally located perfect for spending time with family and friends. The primary master is finished with a good-sized window with amazing views of downtown Calgary, a walk-in closet and 4 pc ensuite with tub and a glass shower. Two other good size bedrooms and a 3 Pc bathroom and finally separate laundry room with washer and dryer and shelves. Hurry, don't miss this exceptional home in a prime location within a unique community boasting over 50% of the land designated as an environmental reserve. Just 10 mnts to south health campus, Spruce Meadows and Fish Creek Park.

Inclusions:
Property Listed By:

N/A
Real Broker

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





