



THE
A-TEAM

**RE/MAX
FIRST**

105 CREEKSTONE Path, Calgary T2X 4P7

MLS®#: **A2126548**

Area: **Pine Creek**

Listing Date: **05/12/24**

List Price: **\$795,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,595 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,262**
Low Sqft:
Ttl Sqft: **2,262**

DOM

56
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Standard Shaped Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 13`5"	Kitchen	Main	14`4" x 12`11"
Dining Room	Main	10`1" x 13`3"	2pc Bathroom	Main	3`0" x 6`7"
Bedroom - Primary	Upper	14`3" x 13`6"	5pc Ensuite bath	Upper	10`1" x 11`2"
Bedroom	Upper	11`10" x 13`2"	Bedroom	Upper	12`4" x 11`0"
4pc Bathroom	Upper	8`4" x 4`10"	Laundry	Upper	8`0" x 5`1"
Bonus Room	Upper	10`9" x 11`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1911600

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning new home by Sterling Homes in the family friendly community of Creekstone in Pine Creek. The Birkley 2 model with 3 bedrooms, 2.5 bathrooms and a bonus room boasts a south-facing backyard, inviting the warmth of sunlight through the large windows. The main floor with luxury vinyl plank flooring welcomes you with an open concept design with 9' knockdown ceilings, featuring a spacious living area adorned with a cozy fireplace - perfect for relaxing. The kitchen, adjacent to the dining area, is a stylish upgrade with an executive kitchen layout with quartz counter tops including stainless steel appliances with a chimney hood fan. Also featuring a walkthrough pantry leading to the mudroom. As you ascend to the upper floor, a huge, centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The primary bedroom boasts a 5-piece ensuite including a tiled shower with fiberglass base, soaker tub and dual sinks, offering a private oasis within your home. Two additional bedrooms with walk-in closets and a full bathroom cater to all your family needs. The laundry room is conveniently located on the upper level. The basement with a private separate entrance awaits the new owner's imagination - perfect for a legal suite. This amazing home is conveniently located minutes away from the Somerset LRT station and within proximity to schools, retail shops, pathways, a serene pond, and convenient access to major thoroughfares. Schedule a showing today and envision the possibilities of making this home your own!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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











