



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 CREEKSTONE Hill, Calgary T2X 5G6**

MLS®#: **A2136938**      Area: **Pine Creek**      Listing Date: **05/31/24**      List Price: **\$1,075,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 04-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,703 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,637**  
 Low Sqft:  
 Ttl Sqft: **2,637**

DOM

**108**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator**  
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>11`4" x 9`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 16`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 16`1"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`3" x 15`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 13`1"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>11`4" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`6" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311521**

Zoning:  
**C1**

Remarks

Pub Rmks:

**Estate home built by Homes By Fifty Six in private enclave surrounded by nature, ready for immediate possession before school starts | OPEN-TO-ABOVE PLAN | SEPARATE ENTRANCE | 2,637 sq ft 3 bed + BONUS | LUXURY UPGRADES | All in the South Calgary community 'Hudson in Pine Creek' - The perfect balance of Urban Living & Tranquility complementing a dynamic family lifestyle, with nature, amenities and transportation options nearby. UPGRADES/FEATURES: butler pantry, hardwood, gas fireplace, high end kitchen, oversized garage and so much more. Main floor boasts a large open floor plan with gorgeous European oak hardwood floors, and large windows spanning across the west side, leaving the home bright and inviting. The living room features a cozy marquis gas fireplace, which will lead your eyes up the mantel to the soaring open-to-above plan. Kitchen features: quartz counters, large island with eating bar, silgranite undermount Sink, built in hood fan, glass doors, feature shelves, tiled backsplash, elegant Savoy House lighting, two tone cabinetry, cabinet to ceiling, butler pantry, large pantry & so much more. Enjoy your dinner with the gleaming sun set creating a one of a kind atmosphere. Second level features bonus room, laundry room, 2 great size room, a shared full bath, and the third and final primary retreat which features: large walk in closet, stand alone tub, double vanity, walk in shower. Lower level awaits your ideas with a separate entrance leaving no limitations. A Stunning home deserves a stunning location, as you pull up you will be enthralled by both its peaceful setting and quiet cove thats surrounded by nature. This brand new home is built by Homes By Fifty Six. Book your viewing today before... its gone!**

Inclusions:

n/a

Property Listed By:

**RE/MAX Real Estate (Mountain View)**

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