



THE
A-TEAM

**RE/MAX
FIRST**

24 CREEKSTONE Landing, Calgary T0L 0X0

MLS®#: **A2137218** Area: **Pine Creek** Listing Date: **06/04/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,365 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,382**
 Low Sqft:
 Ttl Sqft: **2,382**

DOM

24
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,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,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 4pc Bathroom | Main | 0`0" x 0`0" | Kitchen | Main | 8`6" x 14`6" |
| Bedroom | Main | 9`6" x 9`1" | Dining Room | Main | 10`0" x 13`0" |
| Great Room | Main | 13`0" x 13`0" | Bedroom - Primary | Upper | 13`3" x 15`2" |
| 5pc Ensuite bath | Upper | 9`6" x 13`2" | Bonus Room | Upper | 13`3" x 14`7" |
| Laundry | Upper | 5`8" x 8`9" | Bedroom | Upper | 9`6" x 10`4" |

| | | | | | |
|----------------|--------------|----------------------|---------------------|--------------|--------------------|
| Bedroom | Upper | 9`4" x 11`11" | 5pc Bathroom | Upper | 0`0" x 0`0" |
| Bedroom | Upper | 9`5" x 11`0" | Legal/Tax/Financial | | |

| | | | |
|-------------------|----------------|------------|---------|
| Title: | | Zoning: | |
| Fee Simple | | TBD | |
| Legal Desc: | 2310621 | | Remarks |

| | |
|---------------------|---|
| Pub Rmks: | Welcome to your dream home! This property exudes elegance with its 9' knockdown ceilings, creating a spacious feel. The executive kitchen is a chef's delight, equipped with upgraded stainless steel appliances and a spacious walk-in pantry. Stay cozy by the electric fireplace in a spacious great room. The paint grade railings with iron spindles add a touch of sophistication. The primary suite is a sanctuary, featuring a 5-piece ensuite with dual sinks, soaker tub, and a shower enclosed by a sliding glass barn door. A uniquely located separate entrance off the porch is ideal for generational living and/or future basement development, and the conveniently added rear deck is the perfect start to your backyard oasis. Don't miss your chance to own this blend of modern luxury and thoughtful design - your perfect home awaits! This home is currently under construction - EARLY FALL 2024 possession. Photos are representative. |
| Inclusions: | N/A |
| Property Listed By: | Bode Platform Inc. |

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

