



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2140071**      Area: **Pine Creek**      Listing Date: **06/10/24**      List Price: **\$1,125,000**  
 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: **4,512 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,595**  
 Low Sqft:  
 Ttl Sqft: **2,595**

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Stone, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Oven, Range Hood, Refrigerator**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`9" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 20`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 12`8"</b>
<b>Office</b>	<b>Main</b>	<b>9`3" x 7`10"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>13`2" x 5`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`6" x 13`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 15`9"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>17`5" x 13`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`10" x 5`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 17`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**C1**

**2311521**

Remarks

Pub Rmks: **\*\*PURCHASE WITH LOW 2.99% FINANCING OFFERED BY BUILDER\*\* 3-BED | 2.5 BATH | HOME OFFICE | DESIGNER FINISHES & UPGRADES | QUIET ESTATE ENCLAVE | STEPS FROM THE RAVINE.** Welcome to the Rockwell at 149 Creekstone Hill SW - a stunning new build crafted by Crystal Creek Homes. Nestled in an estate enclave SURROUNDED BY NATURE, this home's MODERN FARMHOUSE exterior with HARDIE BOARD siding hints at its stylish interior. Step inside to find beautiful ENGINEERED HARDWOOD floors, designer fixtures & upgrades, and a bright, open layout welcoming you. A convenient OFFICE at the front of the home is perfect for remote work. The large kitchen impresses with TALL CABINETS, QUARTZ COUNTERTOPS, a custom decorative hood fan, and an upgraded appliance package, including a GAS RANGE. The butler's walkthrough pantry adds extra storage and convenience. The great room, complete with a gas fireplace and tile surround, is ideal for cozy evenings. The dining room is bathed in natural light and leads to a WEST-FACING DECK where you can relax and enjoy picturesque sunsets in your backyard. Upstairs, the spacious master bedroom offers a luxurious 5-piece ensuite and a large walk-in closet. The CENTRAL BONUS ROOM with a tray ceiling is perfect for rest and relaxation with the family. Two more bedrooms, a main bath, and a convenient upper-floor laundry room complete the upper level. Modern comforts include a gas-fired TANKLESS HOT WATER HEATER, an Ecobee WiFi-enabled thermostat, an oversized garage, and 9-foot basement ceilings. Located in Hudson in Pine Creek, this home offers a peaceful setting you'll fall in love with. Schedule your showing today and experience it for yourself.

Inclusions: N/A  
Property Listed By: Ally Realty

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



ASK ABOUT THE BUILDER'S  
**2.99%**  
EXCLUSIVE RATE  
AVAILABLE ON  
QUALIFYING  
MOVE-IN READY  
HOMES\*

\*Terms and conditions apply. O.A.C. E.S.O.E.











