



THE
A-TEAM

**RE/MAX
FIRST**

209 CREEKSTONE Hill, Calgary T2X 5G6

MLS®#: **A2140306** Area: **Pine Creek** Listing Date: **06/11/24** List Price: **\$1,129,000**
 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: **4,477 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,512**
 Low Sqft:
 Ttl Sqft: **2,512**

DOM

109
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: **Brick,Cement Fiber Board,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,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`6" x 12`0"	Dining Room	Main	12`6" x 12`0"
Great Room	Main	15`0" x 15`0"	Den	Main	10`0" x 9`6"
Bonus Room	Upper	16`6" x 15`0"	Bedroom - Primary	Upper	15`2" x 14`0"
Bedroom	Upper	11`0" x 10`5"	Bedroom	Upper	11`6" x 10`0"
2pc Bathroom	Main	7`8" x 5`3"	4pc Bathroom	Upper	10`0" x 5`0"
5pc Ensuite bath	Upper	13`9" x 10`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311521

Zoning:
C1

Remarks

Pub Rmks: ****EXCLUSIVE 2.99% MORTGAGE RATE** | MOVE IN THIS SUMMER! | 3 BEDS | 2.5 BATHS | HOME OFFICE | HIGH-END FINISHES & UPGRADES | QUIET ESTATE ENCLAVE | STEPS FROM THE RAVINE. Welcome to the Everett at 209 Creekstone Hill SW, a stunning new home by Crystal Creek Homes. Nestled in a tranquil estate area surrounded by nature, this home boasts a stylish modern farmhouse design with durable Hardie board siding. Inside, you'll find beautiful engineered HARDWOOD floors, designer fixtures, and a bright, open layout. The front office is perfect for working from home. The kitchen features tall cabinets, quartz countertops, a custom decorative hood fan, and upgraded appliances, including a gas range. The great room, with its gas fireplace and tile surround, is ideal for cozy evenings. The dining room, filled with natural light, opens to a LARGE DECK, perfect for outdoor dining and entertaining. Upstairs, the spacious master bedroom includes a luxurious 5-piece ensuite and a large walk-in closet. The bonus room is perfect for family relaxation. Two more bedrooms, a main bath, and an upper-floor laundry room complete the second floor. Modern features include a gas-fired tankless 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 love. Benefit from the BUILDER'S EXCLUSIVE 2.99% MORTGAGE RATE on this home for significant monthly savings and more affordable home ownership. Plus, enjoy peace of mind with the new home warranty protecting your investment. Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **Ally Realty**

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