



THE
A-TEAM

**RE/MAX
FIRST**

125 CREEKSTONE Path, Calgary t2x 4p8

MLS®#: **A2142329**

Area: **Pine Creek**

Listing Date: **06/18/24**

List Price: **\$770,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **2,301**
Low Sqft:
Ttl Sqft: **2,301**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

DOM

186
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	10`10" x 10`4"
Bedroom - Primary	Second	17`11" x 13`11"
Bedroom	Second	12`7" x 9`11"
5pc Bathroom	Second	8`5" x 7`10"

Room	Level	Dimensions
Bonus Room	Second	16`8" x 12`4"
Bedroom	Second	14`0" x 9`11"
2pc Bathroom	Main	4`11" x 4`11"
5pc Ensuite bath	Second	11`10" x 10`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-G

Legal Desc:

1911600

Remarks

Pub Rmks:

MOTIVATED SELLER!!!! Situated in the scenic neighbourhood of Pine Creek, surrounded by the stunning **PINE CREEK NATURAL RESERVE**, this 2 storey home has over **2,300 sq ft** of designer inspired finishings and is the perfect forever home! The elegant trendy kitchen has extended upper cabinets, quartz counters, upgraded gourmet appliances, a pantry and a **SUNNY** back yard for year round BBQ's. There is LVP flooring, 9' ceilings and an upstairs laundry room with built in shelving and convenient access from the primary walk in closet. Upstairs features a bonus room, three great sized bedrooms and a 5 pce bathroom. The primary bedroom has a gorgeous inviting ensuite with vanity, soaker tub and separate shower.

Inclusions:

n/a

Property Listed By:

CIR Realty

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









