



THE
A-TEAM

**RE/MAX
FIRST**

323 CREEKSTONE Hill, Calgary T2X5G3

MLS®#: **A2143103**

Area: **Pine Creek**

Listing Date: **06/21/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,040**
Low Sqft:
Ttl Sqft: **2,040**

DOM

87
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Gas Water Heater,Microwave,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	11`6" x 10`0"
Bedroom - Primary	Upper	15`3" x 12`6"
Bedroom	Upper	10`2" x 11`4"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Great Room	Main	11`6" x 10`0"
Other	Main	10`1" x 7`11"
Bedroom	Upper	12`11" x 11`4"
Bonus Room	Upper	10`4" x 12`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311521

Remarks

Pub Rmks: **Beautiful front-garage "Pineview" home model by NuVista Homes with a walkout basement in the private semi-estate and estate community of Hudson in Pine Creek in SW Calgary, surrounded by a natural reserve. This quick possession home includes many upgrades including a walkout basement, 9' foundation, large rear deck, gourmet kitchen with Samsung appliance package, tiled gas fireplace, LVP flooring throughout the main floor, painted wooden railing at the stairs, large triple pane windows, exposed aggregate driveway, and fiber cement siding with a modern "Prairie" exterior elevation. This home model features 3 generous sized bedrooms with a bonus room on the upper level, and a flex room on the main floor which can be used as an office or bedroom. Close to many amenities such as grocery stores, shopping, golf courses, walking trails, and much more. 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



