



THE
A-TEAM

**RE/MAX
FIRST**

69 CREEKSTONE Drive, Calgary T2C 4Y2

MLS®#: **A2143141**

Area: **Pine Creek**

Listing Date: **06/20/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,641

Year Built:

2021

Low Sqft:

Ttl Sqft:

1,641

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Corner Lot,Level

Double Garage Detached,Garage Faces Rear

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Baseboard,Electric,Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Composite Siding,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`7" x 5`7"	Dining Room	Main	13`0" x 10`4"
Living Room	Main	13`6" x 11`4"	Kitchen	Main	15`3" x 14`8"
Pantry	Main	5`8" x 3`1"	Laundry	Upper	5`10" x 3`11"
Bonus Room	Upper	15`0" x 10`4"	Bedroom - Primary	Upper	13`9" x 13`3"
Bedroom	Upper	12`2" x 9`4"	Bedroom	Upper	9`4" x 8`11"
Furnace/Utility Room	Basement	8`0" x 7`3"	Living Room	Basement	14`4" x 13`10"
Kitchen	Basement	11`5" x 9`2"	Laundry	Basement	3`6" x 3`0"
Bedroom	Basement	10`2" x 9`10"	2pc Bathroom	Main	5`8" x 4`11"
4pc Bathroom	Upper	9`3" x 4`11"	5pc Ensuite bath	Upper	9`5" x 4`11"
4pc Bathroom	Basement	9`1" x 7`5"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-Gm**
 Legal Desc: **2210371**

Remarks

Pub Rmks: **Stunning half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room, half bath and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed this functional level. Downstairs you will find the 1 bedroom basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Creekstone in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development.**

Inclusions: **Lower Unit: Dryer, Dishwasher, Electric Stove, Microwave, Washer**
 Property Listed By: **Real Broker**

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







