



THE
A-TEAM

**RE/MAX
FIRST**

225 CREEKSIDE Drive, Calgary T0L 0X0

MLS®#: **A2145087** Area: **Pine Creek** Listing Date: **06/27/24** List Price: **\$685,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,443 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Corner Lot,Level,Views**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,608**
 Low Sqft:
 Ttl Sqft: **1,608**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`2" x 10`10"	Living Room	Main	14`0" x 11`10"
Kitchen	Main	11`11" x 12`9"	Pantry	Main	5`6" x 3`5"
Laundry	Upper	5`1" x 3`3"	Bonus Room	Upper	15`1" x 8`6"
Bedroom - Primary	Upper	13`5" x 13`0"	Bedroom	Upper	9`5" x 9`0"
Bedroom	Upper	12`4" x 9`3"	2pc Bathroom	Main	5`5" x 5`2"
4pc Bathroom	Upper	7`7" x 4`11"	3pc Ensuite bath	Upper	8`5" x 5`3"
Furnace/Utility Room	Basement	5`9" x 8`9"	Living Room	Basement	17`0" x 12`7"

**Kitchen
Bedroom**

**Basement
Basement**

**10`0" x 8`8"
12`7" x 9`11"**

**Laundry
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**3`9" x 3`6"
8`7" x 4`11"**

Title:
Fee Simple
Legal Desc:

2310269

Zoning:
R-G

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:
Property Listed By:

**Lower Unit: Refrigerator, Electric Stove, Microwave, Washer, Dryer, Dishwasher
Real Broker**

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





