



THE
A-TEAM

**RE/MAX
FIRST**

240 CREEKSTONE Row, Calgary T2X 4Y5

MLS®#: **A2146786**

Area: **Pine Creek**

Listing Date: **07/02/24**

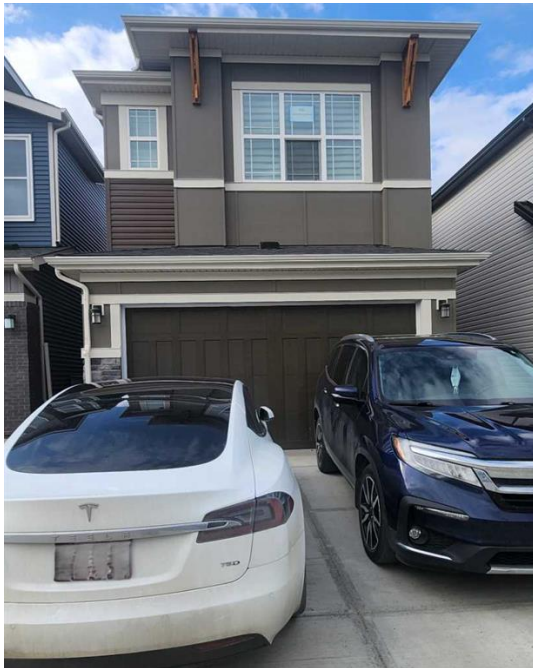
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 12-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,444 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,233**

Low Sqft:

Ttl Sqft: **2,233**

DOM

76

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Attached, Garage Faces Front, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central, Fireplace(s), Forced Air, Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Concrete, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Int Feat:

Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 5`10"	Kitchen	Main	9`1" x 11`1"
Dining Room	Main	9`6" x 11`2"	Living Room	Main	12`2" x 12`11"
Family Room	Upper	15`8" x 15`8"	Bedroom - Primary	Upper	13`1" x 17`3"
Bedroom	Upper	11`8" x 12`2"	Bedroom	Upper	10`10" x 13`6"
Laundry	Upper	6`2" x 6`10"	2pc Bathroom	Main	4`11" x 5`8"
5pc Bathroom	Upper	9`0" x 12`0"	4pc Bathroom	Upper	4`11" x 7`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210371**

Zoning: **R-G**

Remarks

Pub Rmks: **Spacious is how to describe this beautiful 3 bedrooms (plus a den) and 2.5 bathrooms detached house available for sale in the most sought after community of Pine Creek in SW Calgary. The main level features two jacket closets (the second one is by the garage entrance) to store your winter outer wears. Opposite the jacket closet is a 2 piece guest washroom for convenience. At the end of the hallway, you are ushered into the chef's gourmet kitchen featuring a granite island and countertops, stainless steel appliances and lots of white cabinetry/storage for your kitchen utensils. Directly from the double attached garage leads into your walk-through pantry for easy storage of your groceries. Walk past the kitchen and you are led into the open living room/dining room combination with plenty of windows to bring in natural light and warmth into your space. A spacious den (which can be used as an office) and the balcony doors which leads from the dining to the virgin yard completes this level. Climb up the stairs to the upper level and be greeted by the massive bonus room for your family entertainment. This level also has a large master bedroom with street facing windows and an ensuite 5 piece bathroom. wo additional very spacious bedrooms and a 4 piece bathroom are on the other side of the bonus room. The laundry room is also spacious and tucked perfectly on this level for convenience. To complete this level are 2 linen closets located on either side of the bonus room. The main and upper levels (including stairs) have LVP flooring installed everywhere. The very spacious basement is undeveloped for your creative imagination.**

Inclusions: **Over the range vent fan**
 Property Listed By: **MaxWell Capital Realty**

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

