

327 CREEKSTONE Way, Calgary T2X4R3

Pine Creek MLS®#: A2154718 Area: Listing 08/01/24 List Price: **\$539,900**

Status: **Pending** Calgary County: Change: -\$40k, 22-Aug Association: Fort McMurray

Date:

General Information

Residential Prop Type:

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area City/Town: Calgary Abv Saft:

> 2022 Low Sqft:

2.529 saft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,367

1,367

48

2 Ttl Park:

3 (3) 2.5 (2 1)

2 Storey, Side by Side

Garage Sz:

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Lane, Back Yard, City Lot, Street Lighting, Rectangular Lot Park Feat:

Ttl Sqft:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, High Efficiency, ENERGY STAR Qualified Composite Siding, Wood Frame

Equipment, Natural Gas Flooring:

Carpet, Tile, Vinyl Plank Sewer:

Water Source: Ext Feat: **Private Yard** Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-

In Closet(s), Wired for Data

Utilities: Room Information

<u>Level</u> <u>Room</u> <u>Level</u> <u>Dimensions</u> <u>Room</u> **Dimensions** 2pc Bathroom Main 5`4" x 4`9" **Dining Room** Main 12`9" x 10`1" Kitchen Main 12`0" x 14`4" **Living Room** Main 12`3" x 13`7" 3pc Ensuite bath 5'0" x 10'4" 4pc Bathroom 5`0" x 7`11" Upper Upper 8`1" x 9`9" 8'6" x 12'0" **Bedroom** Upper **Bedroom** Upper

Bedroom - Primary Upper 11`4" x 11`4"

R-Gm

Legal/Tax/Financial

Title: Zoning:

Legal Desc: **1911875**

Remarks

Pub Rmks:

Fee Simple

BACK ON THE MARKET!!!, Buyer Failed to Secure Financing. Welcome to this beautiful "Modern Farmhouse Elevation", 3 bedroom 2.5 bathroom, East Facing semi - Detached home, in one of the most sought after community of Pine Creek!! As you enter through the welcoming front entry you are greeted with an open foyer and 9ft Knockdown Ceilings. The open concept Living Room to your left has large windows letting in plenty of natural light. The east-west orientation of the home is perfect to soak in the morning sun in the comfort of your living room. Moving back is the formal dining area which flows nicely into the chef inspired kitchen with soft close drawers, shaker style cabinets, kitchen Island, upgraded stainless steel appliances, quartz counters and deep undermount sinks. A 2-piece bath and a door leading out to your deck and backyard completes this floor. Moving up the open staircase with railing you reach your spacious Primary Bedroom through a spacious Hall, the Primary Bedroom is complete with its own 3pc En-suite and Walk-in Closet. There is the added convenience of upstairs laundry. 2 more good size bedroom and another full 4-pc bathroom complete this floor. The basement level presents a Separate Side Entrance, offering potential for a secondary suite(subject to city/municipality approval and permitting). The backyard offers a spacious Deck and is fenced on both sides and there is a 2-car Concrete Parking Pad for your convenience. This home is walking distance to nearby parks, future school sites, shopping, and pathway trails with easy access to additional amenities, Macleod, and Stoney Trails. Book your viewing today!

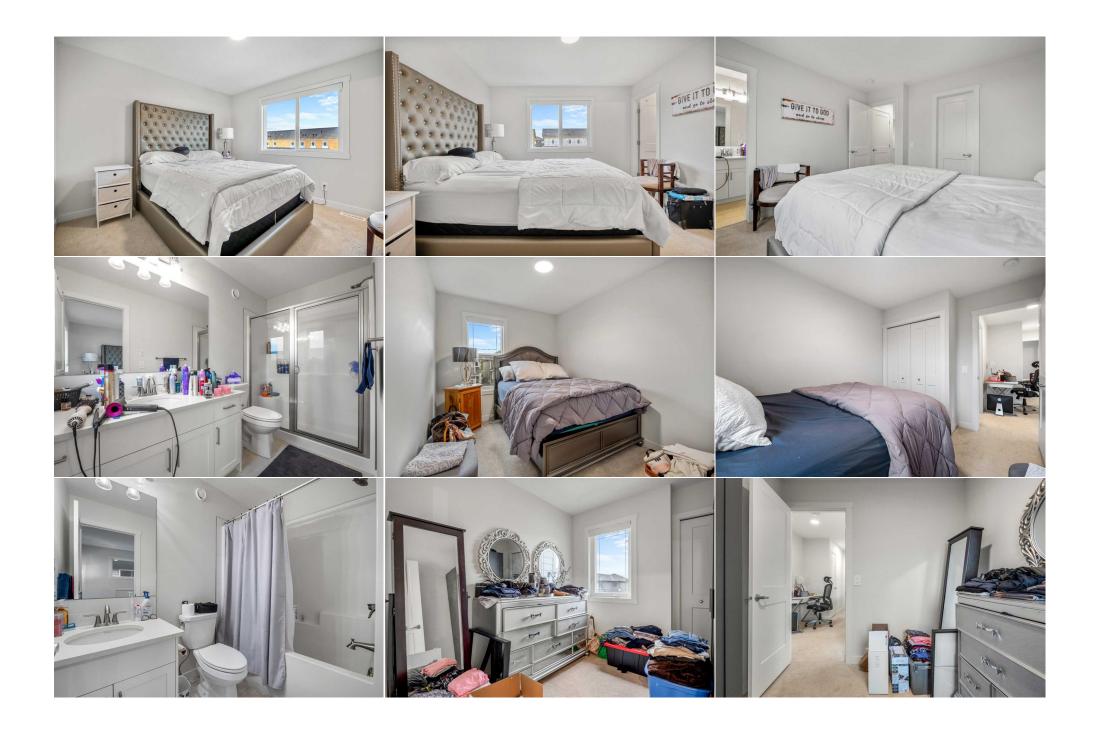
Inclusions: no

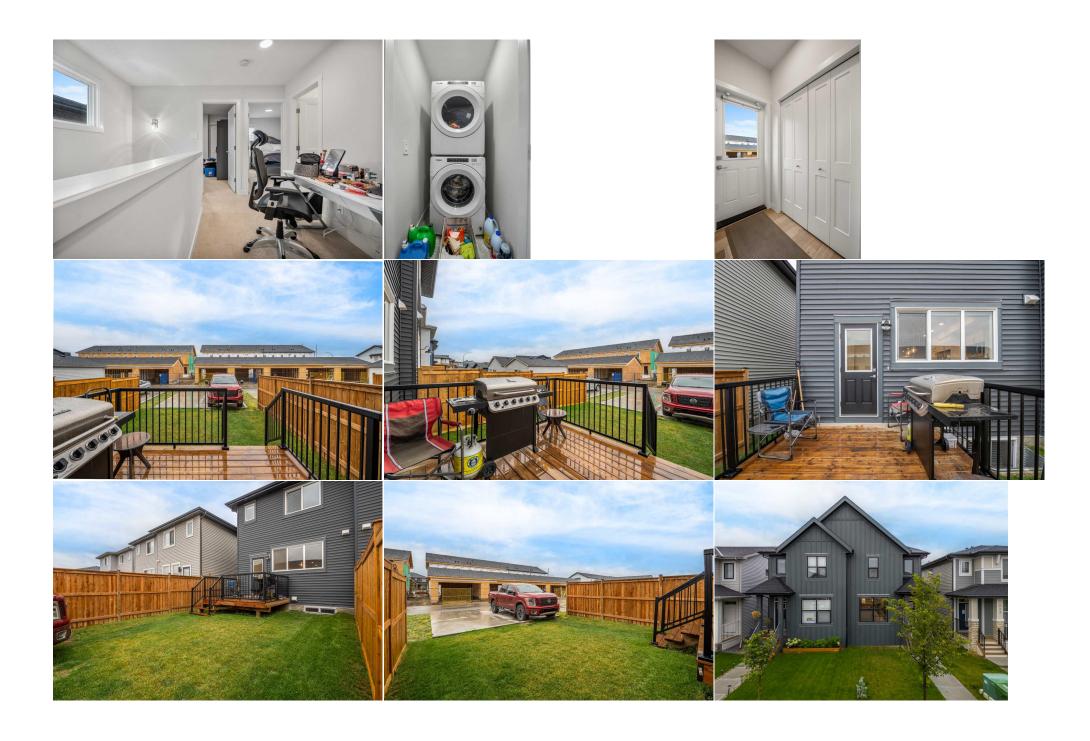
Property Listed By: URBAN-REALTY.ca

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

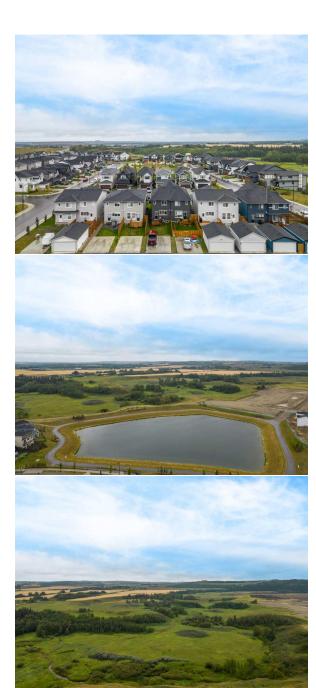














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