



THE
A-TEAM

**RE/MAX
FIRST**

327 CREEKSTONE Way, Calgary T2X4R3

MLS® #: **A2154718** Area: **Pine Creek** Listing Date: **08/01/24** List Price: **\$539,900**
 Status: **Pending** County: **Calgary** Change: **-\$40k, 22-Aug** 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: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,367**
 Low Sqft:
 Ttl Sqft: **1,367**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,ENERGY STAR Qualified Equipment,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 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

| Room | Level | Dimensions | Room | Level | 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 | Upper | 5`0" x 10`4" | 4pc Bathroom | Upper | 5`0" x 7`11" |
| Bedroom | Upper | 8`1" x 9`9" | Bedroom | Upper | 8`6" x 12`0" |

Bedroom - Primary

Upper

11`4" x 11`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1911875

Zoning:

R-Gm

Remarks

Pub Rmks:

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:

Property Listed By:

none

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









