

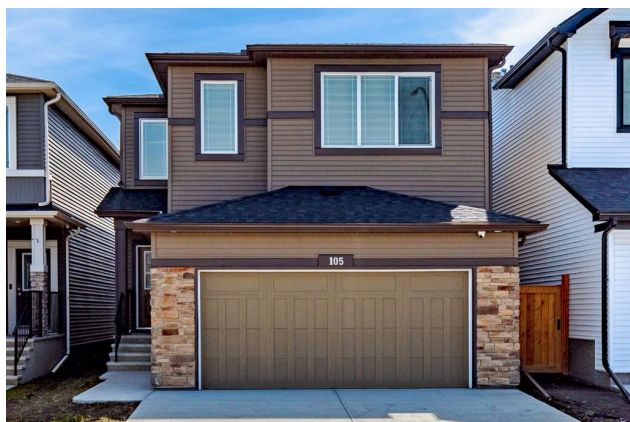


THE
A-TEAM

**RE/MAX
FIRST**

105 CREEKSTONE Path, Calgary T2X 4P7

MLS®#: **A2157656** Area: **Pine Creek** Listing Date: **08/14/24** List Price: **\$789,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,595 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,262**
 Low Sqft:
 Ttl Sqft: **2,262**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`3" x 13`5"
Dining Room	Main	10`1" x 13`3"
5pc Ensuite bath	Upper	10`1" x 11`2"
Bonus Room	Upper	10`9" x 11`7"
Bedroom	Upper	11`10" x 13`2"
Laundry	Upper	8`0" x 5`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`4" x 12`11"
2pc Bathroom	Main	3`0" x 6`7"
Bedroom	Upper	12`4" x 11`0"
Bedroom - Primary	Upper	14`3" x 13`6"
4pc Bathroom	Upper	8`4" x 4`10"

Title:		Zoning:
Fee Simple		R-G
Legal Desc:	1911600	

Remarks

Pub Rmks: **Welcome to this stunning new home in the family friendly community of Creekstone in Pine Creek. This 2 storey home with separate basement entrance features 3 bedrooms, 2.5 bathrooms and a bonus room, with a south-facing backyard - inviting the warmth of sunlight through the large windows. The main floor with luxury vinyl plank flooring welcomes you with an open concept design with 9' knockdown ceilings, featuring a spacious living area adorned with a cozy fireplace - perfect for relaxing. The kitchen, adjacent to the dining area, is a stylish upgrade with an executive kitchen layout with quartz counter tops including stainless steel appliances with a chimney hood fan. Also featuring a walkthrough pantry leading to the mudroom. As you ascend to the upper floor, a huge, centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The primary bedroom boasts a 5-piece ensuite including a tiled shower with fiberglass base, soaker tub and dual sinks, offering a private oasis within your home. Two additional bedrooms with walk-in closets and a full bathroom cater to all your family needs. The laundry room is conveniently located on the upper level. The basement, with a private separate entrance, awaits the new owner's imagination - perfect for a legal suite! This amazing home is conveniently located minutes away from the Somerset LRT station and within proximity to schools, retail shops, pathways, a serene pond, and convenient access to major thoroughfares. Schedule a showing today and envision the possibilities of making this home your own!**

Inclusions:	N/A
Property Listed By:	RE/MAX iRealty Innovations

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