



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CREEKSIDE Drive, Calgary T1T 1Z1**

MLS®#: **A2160411**

Area: **Pine Creek**

Listing Date: **08/26/24**

List Price: **\$558,075**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **1,008 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Double Garage Attached**

DOM

**23**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>12`5" x 9`10"</b>
<b>Living Room</b>	<b>Second</b>	<b>14`0" x 13`10"</b>
<b>Den</b>	<b>Main</b>	<b>9`3" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`0" x 11`1"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>11`0" x 4`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`11" x 9`1"</b>
<b>Laundry</b>	<b>Third</b>	<b>3`5" x 3`3"</b>

Room	Level	Dimensions
<b>Pantry</b>	<b>Second</b>	<b>5`7" x 5`6"</b>
<b>Dining Room</b>	<b>Second</b>	<b>12`5" x 8`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`5" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>4`11" x 4`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`11" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`6" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`6" x 5`1"</b>

Condo Fee:  
**\$333**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1912348**

Remarks

Pub Rmks: **Welcome to the vibrant community of Sirocco, where luxury and convenience come together seamlessly. This stunning three-bedroom, 2.5-bathroom townhome boasts a host of upgrades that elevate everyday living. As you step inside, the impressive 9' ceilings create a sense of openness and grandeur, setting the stage for the thoughtfully designed interiors. The home features a modern, double-attached garage, ensuring ample space and easy access to your vehicles. The heart of this home is its beautifully appointed kitchen, which showcases upgraded appliances, sleek quartz countertops, and soft-close drawers. These thoughtful touches not only enhance functionality but also add a touch of elegance to your culinary space. The open-concept layout is ideal for entertaining, while the spacious living areas provide the perfect backdrop for both relaxation and social gatherings. Located in the desirable community of Sirocco, you'll enjoy unparalleled convenience with quick access to a variety of amenities. Whether you're an avid golfer, a shopping enthusiast, or simply someone who appreciates having groceries and restaurants nearby, this location has it all. Experience the perfect blend of luxury, comfort, and accessibility in this exceptional home.**

Inclusions: **None**  
Property Listed By: **Real Broker**

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

