



THE
A-TEAM

**RE/MAX
FIRST**

20 CREEKSTONE Drive, Calgary T2X 4Z5

MLS®#: **A2161992** Area: **Pine Creek** Listing Date: **09/04/24** List Price: **\$660,900**
 Status: **Active** County: **Calgary** Change: **-\$4k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,637 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,489**
 Low Sqft:
 Ttl Sqft: **1,489**

DOM

78
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Other** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 12`8"	Dining Room	Main	12`6" x 9`6"
2pc Bathroom	Main	4`11" x 5`2"	4pc Ensuite bath	Second	5`3" x 8`10"
Bedroom - Primary	Second	12`8" x 13`1"	Bedroom	Second	9`3" x 11`6"
Bedroom	Second	9`4" x 11`5"	Bedroom	Basement	11`9" x 12`2"
4pc Bathroom	Basement	4`11" x 8`1"	Family Room	Basement	14`5" x 9`4"
Kitchen With Eating Area	Main	12`8" x 12`9"	Kitchen	Basement	14`2" x 5`8"
4pc Bathroom	Second	7`6" x 4`11"			

Title:
Fee Simple
Legal Desc:

2211028

Zoning:
R-Gm

Remarks

Pub Rmks: **Welcome to 20 Creekstone Drive .SW, situated in the highly coveted SW COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. , The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, and a 2-PIECE BATHROOM. The Kitchen, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND AN Electric STOVE. Carpeted stairs lead to the SECOND FLOOR featuring 2 BEDROOMS, A 4-PIECE BATHROOM AND A CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. , VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, . Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, and MAJOR ROADWAYS. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Creekstone, where legal sophistication meets semi-detached charm! Directions:**

Inclusions: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window coverings**

Property Listed By: **Real Broker**

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











