



THE
A-TEAM

**RE/MAX
FIRST**

298 CREEKSTONE Hill, Calgary T2X4R2

MLS®#: **A2162169** Area: **Pine Creek** Listing **09/03/24** List Price: **\$810,500**
 Status: **Active** County: **Calgary** Date: Change: **-\$35k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,129**
Lot Information Low Sqft:
 Lot Sz Ar: **4,132 sqft** Ttl Sqft: **2,129**
 Lot Shape:

DOM

15
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Gas Water Heater,Microwave,Refrigerator**
 Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 17`0"
Dining Room	Main	11`6" x 10`0"	Flex Space	Main	10`6" x 11`6"
Bedroom - Primary	Upper	13`6" x 12`6"	Bedroom	Upper	10`6" x 9`6"
Bedroom	Upper	12`4" x 11`1"	Bedroom	Upper	10`4" x 11`3"
Bonus Room	Upper	10`2" x 14`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311521

Zoning:
R-G

Remarks

Pub Rmks: **NuVista's "Madison II" model features a 9' foundation and main floor ceiling height, as well as a side entrance. An upgraded kitchen with built-in Samsung appliances, a spacious flex room, beautiful LVP flooring on the main floor, a fully tiled feature wall with a natural gas fireplace, and a designer-curated colour palette make this home stand out. On the upper level, the master bedroom has a 5-piece ensuite and huge walk-in closet, along with three other bedrooms and an additional full bathroom. This quick possession home also features an extended garage and a 11'x10' rear deck backing on green space. Tentative possession end of 2024. *PHOTOS ARE REPRESENTATIVE, OF A SIMILAR MODEL***

Inclusions: **Upgraded Samsung gourmet kitchen appliance package -Natural gas fireplace with full tile to ceiling height**

Property Listed By: **Bode Platform Inc.**

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