

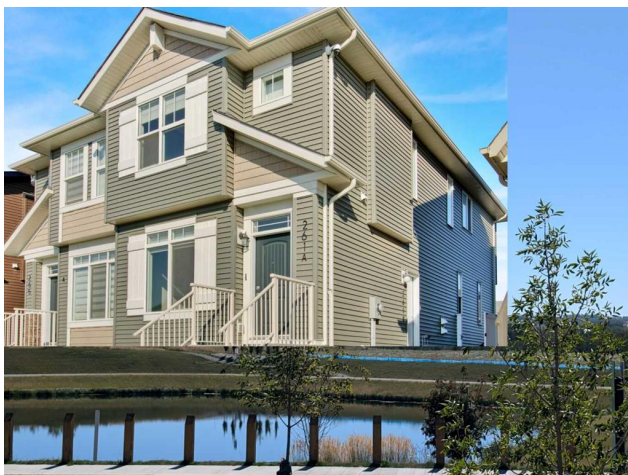


THE
A-TEAM

**RE/MAX
FIRST**

261 CREEKSIDE Boulevard, Calgary T2X 4X9

MLS® #: **A2163615** Area: **Pine Creek** Listing Date: **09/06/24** List Price: **\$689,900**
 Status: **Pending** County: **Calgary** Change: **None** 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: **2,454 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

Finished Floor Area
 Abv Sqft: **1,576**
 Low Sqft:
 Ttl Sqft: **1,576**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Rain Gutters**
 Construction: **Concrete,Manufactured Floor Joist,Silent Floor Joists,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Humidifier,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	27`0" x 11`7"	Breakfast Nook	Main	11`2" x 13`5"
Kitchen	Main	12`5" x 9`11"	Foyer	Main	6`1" x 3`10"
Bedroom - Primary	Upper	13`8" x 10`11"	Bedroom	Upper	9`0" x 10`8"
Bedroom	Upper	9`1" x 10`11"	Laundry	Upper	6`0" x 5`1"



