

261 CREEKSIDE Boulevard, Calgary T2X 4X9

MLS®#: **A2163615** Area: **Pine Creek** Listing **09/06/24** List Price: **\$689,900**

Status: Pending County: Calgary Change: None Association: Fort McMurray

Date:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

General Information

Prop Type: Residential
Sub Type: Semi Detached (Half

Duplex) <u>Finished Floor Area</u>

 Calgary
 Abv Sqft:
 1,576

 2022
 Low Sqft:

Ttl Sqft: **1,576**

2,454 sqft

<u>Parking</u>

Ttl Park: Garage Sz: 4 (3 1)

2

3.5 (3 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

12

Access:
Lot Feat: Back Yard,Lawn,Level,Rectangular Lot
Park Feat: Double Garage Detached,Oversized

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 11`2" x 13`5" Living/Dining Room CombinationMain 27`0" x 11`7" **Breakfast Nook** Main 6`1" x 3`10" Kitchen Main 12`5" x 9`11" Fover Main **Bedroom - Primary** Upper 13`8" x 10`11" **Bedroom** Upper 9'0" x 10'8" **Bedroom** Upper 9`1" x 10`11" 6'0" x 5'1" Laundry Upper

Living/Dining Room CombinationLower 14`5" x 11`4" Kitchen Lower 13`9" x 7`6" 10`5" x 10`0" 7`8" x 3`11" **Bedroom** Lower Laundry Lower 4pc Ensuite bath Upper 7`8" x 5`0" 2pc Bathroom Main 7`8" x 4`11" Furnace/Utility Room 12`4" x 9`1" 4pc Bathroom Upper Lower 4pc Bathroom Lower 7`2" x 5`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-Gm

Legal Desc: **2210525**

Remarks

Pub Rmks:

Located in the new SW community of Pinecreek is this spacious, attached home with a LEGAL builder-built basement suite, and DOUBLE detached GARAGE. Situated on a prime lot across from a pond, this property will lift up your spirits when you look out your windows over the beautiful panoramic view. The foyer opens to a spacious living room with 9-ft high textured ceiling leading to the separate dining room. The kitchen with island and a large window over the sink is highlighted by quartz countertops, stainless-steel appliances with bottom-freezer fridge, full height cabinets and pantry. Off this well-laid-out kitchen is a mudroom that opens to the fully-fenced backyard with CONCRETE patio and artificial grass for low maintenance living and year round enjoyment of your yard. Let the kids loose in the yard and keep an eye on them through that large kitchen window. Bonus built-in 4K security cameras (14TB cloud storage included) with the mechanical room server rack provide additional peace of mind for the safety and security of the family. Upgraded LVP flooring on the main floor continues up the stairs to the laundry room, where it continues with upgraded, plush carpeted flooring throughout the upper level. On this level you find 3 spacious bedrooms, all with walk-in closets. The large primary bedroom, with a full ensuite bathroom, has an unobstructed view of the pond. Full concrete sidewalk from the front of the house leads to the private side entrance of the builder-finished 1 bedroom legal suite. The masterfully designed suite has a luxurious kitchen with plentiful cabinet space for storage, eating bar and window for natural ventilation. The basement bedroom also has a large walk-in closet and oversized, upgraded window and 9 foot high ceiling. A detached fully insulated & drywalled double garage rounds up this incredible property. The garage is equipped with a WiFi Door opener and 240V, 40A power for Level 2 Fast Electric Vehicle charging. Nothing remains for you to do than sit back and enjoy your new abode. You

Inclusions:

Property Listed By: RE/MAX Real Estate (Central)

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















