



THE
A-TEAM

**RE/MAX
FIRST**

48 CREEKSIDE Green, Calgary T2X 4B6

MLS®#: **A2164391**

Area: **Pine Creek**

Listing Date: **09/09/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,632**
Low Sqft:
Ttl Sqft: **2,632**

DOM

10
Layout
Beds: **5 (5)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Electric,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **French Door,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 16`6"
Kitchen	Main	12`4" x 15`8"
Bedroom - Primary	Second	13`3" x 16`8"
Bedroom	Second	11`6" x 10`5"
Bonus Room	Second	13`2" x 12`7"
5pc Bathroom	Second	
5pc Ensuite bath	Second	

Room	Level	Dimensions
Dining Room	Main	12`5" x 9`6"
Bedroom	Main	12`0" x 9`10"
Bedroom	Second	11`6" x 10`5"
Bedroom	Second	13`4" x 12`3"
3pc Bathroom	Main	
3pc Ensuite bath	Second	
4pc Bathroom	Basement	

Title: **Fee Simple**
 Legal Desc: **1912348**

Zoning: **R-1s**

Remarks

Pub Rmks: **Welcome to 48 Creekside Green, a truly spectacular home situated in the highly desirable community of Sirocco SW. This residence stands out with its show home quality and extensive upgrades, offering over 2,600 square feet of elegantly designed above-grade living space. As you approach this stunning property, you'll be impressed by its pristine curb appeal and meticulous landscaping. Step through the grand double front doors and be welcomed into a bright and inviting entryway. To the right, a thoughtfully designed bedroom and full bath provide a perfect space for guests or extended family members, such as in-laws or older parents. The main level of the home is designed for both comfort and style. The living room features a cozy tiled fireplace, creating a warm and inviting atmosphere. The extended kitchen island is a standout feature, offering ample space for family gatherings and entertaining. The kitchen itself is a chef's dream, equipped with high-end stainless steel built-in appliances, custom kitchen cabinets, and a convenient spice kitchen for additional culinary needs. Every detail has been carefully considered, including stylish light fixtures, elegant faucets, and luxurious shower sets. The upper floor is just as impressive, with a spacious bonus room that can serve as a play area, media room, or additional living space. The well-designed laundry room adds convenience, and there are four generously sized bedrooms, including two master suites. The master retreat is a true sanctuary, featuring a 5-piece luxurious ensuite and a large walk-in closet. The second master suite offers its own 3-piece ensuite, ensuring privacy and comfort for all family members. A standout feature of this home is the legal basement suite, which is accessed via a separate side entrance. This self-contained suite includes two additional bedrooms, a full bathroom, its own laundry facilities, and a separate furnace, making it an ideal rental opportunity or perfect for multi-generational living. The property is ideally located across from a playground, providing easy access to outdoor recreation for families with children. A quick walk takes you to a serene pond with a walking path, and a nearby shopping plaza offers convenience for all your needs. With easy access to McLeod Trail and Stoney Trail, commuting and travel are a breeze. This home is a complete package, offering a blend of luxury, convenience, and modern living. Don't miss the chance to own this exceptional property. Call today to schedule a viewing and experience firsthand the elegance and functionality of 48 Creekside Green before it's gone!**

Inclusions: **Basement appliances**
 Property Listed By: **RE/MAX House of Real Estate**

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











