



THE
A-TEAM

**RE/MAX
FIRST**

21258 SHERIFF KING Street, Calgary T2X 5M6

MLS®#: **A2164833**

Area: **Pine Creek**

Listing Date: **09/12/24**

List Price: **\$587,500**

Status: **Active**

County: **Calgary**

Change: **-\$32k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,662

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,662

Lot Sz Ar:

2,673 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Rectangular Lot

Parking Pad

DOM

70

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	17`1" x 12`11"	Dining Room	Main	7`11" x 13`3"
2pc Bathroom	Main		Bonus Room	Upper	10`0" x 12`0"
Bedroom - Primary	Upper	11`0" x 13`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	8`7" x 9`1"	Bedroom	Upper	8`2" x 12`0"
4pc Bathroom	Upper		Laundry	Upper	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-Gm

Legal Desc:

0

Remarks

Pub Rmks:

The brand new and beautiful 'Wicklow' built by Brookfield Residential is one of the most popular models for a reason. Featuring 3 bedrooms, 2.5 bathrooms, a flex / office space and a bonus room + an undeveloped basement that provides endless options, this move-in ready home is perfect for downsizers, professionals, investors or a small family! This new semi-detached home (no condo fees) has warm grey tone vinyl plank flooring flowing throughout the main level. Timeless light cabinetry flows throughout the home including the expansive kitchen complete with a suite of stainless steel appliances, a large corner pantry with plenty of storage and a central island with additional seating space. The kitchen overlooks the dining area and a wall of windows and patio doors overlook the backyard. The large living area is located at the front of the home and has a wall of west-facing windows that allow natural light to pour through the home all day long. A 2pc bathroom and side entrance that leads to the basement and backyard complete the main level of this home. The upper level has a central bonus room that separates the primary suite from the secondary bedrooms. The large primary bedroom is complete with a full ensuite that has a walk-in shower, private water closet and dual sinks as well as a large walk-in closet. Two more bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The basement awaits its new owner's imagination and has the perfect space for a basement suite (subject to City of Calgary permits and approval) if desired, or it could be developed to include a bedroom, bathroom and large recreation space. A private backyard and double parking pad complete this beautiful new home. Purchase with peace of mind - this home includes builder warranty and Alberta New Home Warranty! *Photos are from a show home model and are not an exact representation of the property for sale.

Inclusions:

N/A

Property Listed By:

Charles

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



