



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**249 CREEKSIDE Boulevard, Calgary T2X4X9**

MLS® #: **A2166183**      Area: **Pine Creek**      Listing Date: **09/16/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 21-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2021**  
 Lot Information  
 Lot Sz Ar: **2,454 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Landscaped,Street Lighting,Rectangular Lot,See Remarks**  
 Park Feat: **Double Garage Detached**

DOM

**67**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`2" x 5`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`3" x 13`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`7" x 3`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 11`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`2" x 7`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210525**

Zoning:  
**R-GM**

Remarks

Pub Rmks: **\*Open House - October 26th 1-3pm\* Must see Morrison built, semi attached home in the beautiful community of Pine Creek. This is the perfect place for first time buyers, young families, and outdoor enthusiast who enjoy living close to nature. This incredibly taken care of home oozes with pride of ownership. It is situated directly across from a pond that you can enjoy the view out your front window. Inside, this home boasts open, spacious rooms and a very functional floor plan. The gourmet kitchen features quartz counter tops, gas stove, spacious island and soft close doors. The dining room and living space offer plenty of room for entertaining featuring a full size table and hutch bump out. Incredibly the upstairs has two very spacious bedrooms, both with walk in closets and 4 piece ensuites. The upper floor laundry is a bonus! The basement is well thought out and awaits development. The garage is a FINISHED TO DRYWALL Double Car garage WITH 50 AMP SERVICE! This very well kept home is a must see!!!!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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









