



THE
A-TEAM

**RE/MAX
FIRST**

249 CREEKSIDE Boulevard, Calgary T2X4X9

MLS® #: **A2166183**

Area: **Pine Creek**

Listing Date: **09/16/24**

List Price: **\$580,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,387**
Low Sqft:
Ttl Sqft: **1,387**

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

128
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
Entrance	Main	4`2" x 5`9"
Dining Room	Main	10`5" x 10`6"
Mud Room	Main	3`7" x 3`8"
Bedroom	Second	11`2" x 11`9"
Laundry	Second	5`2" x 7`0"
4pc Ensuite bath	Second	4`11" x 7`6"

Room	Level	Dimensions
Kitchen	Main	10`3" x 13`5"
Living Room	Main	10`3" x 13`6"
2pc Bathroom	Main	4`10" x 4`11"
Bedroom - Primary	Second	11`2" x 11`9"
4pc Ensuite bath	Second	4`11" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210525

Zoning:
R-GM

Remarks

Pub Rmks: ***Price Reduced* Open House February 1st 1pm to 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 ensuite. 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









