



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274 CREEKSTONE Hill, Calgary T0L0X0**

MLS®#: **A2168458**      Area: **Pine Creek**      Listing Date: **09/26/24**      List Price: **\$819,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,358 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,040**  
 Low Sqft:  
 Ttl Sqft: **2,040**

DOM

**56**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Electric, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Cement Fiber Board, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Freezer, Gas Stove, Gas Water Heater, Microwave, Refrigerator**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 12`9"
Dining Room	Main	11`6" x 10`0"	Flex Space	Main	10`1" x 7`11"
Bedroom - Primary	Upper	12`6" x 15`3"	Bedroom	Upper	11`4" x 12`5"
Bedroom	Upper	11`4" x 12`11"	Media Room	Upper	12`6" x 10`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311521**

Zoning:  
**R-G**

Remarks

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Pub Rmks: **SPEC HOME - FEB POSSESSION. "Pineview" by NuVista Homes has a SUNSHINE BASEMENT, backs on green space, and is located on a traditional lot in the semi-estate & estate community of Hudson in SW Calgary, surrounded by a nature reserve. This 3 bed, 2.5 bath home is currently under construction. It features a Gourmet Kitchen with upgraded Samsung built-in appliances, quality cabinetry, and quartz countertops, along with a designer interior colour package. Main floor has luxury vinyl plank flooring throughout, gas fireplace with tile to ceiling surround, and an 11'x10' rear deck for outdoor enjoyment. Potlights are included in the kitchen and master bedroom, as well as upgraded light fixtures throughout. The spacious master bedroom includes a 5 piece ensuite and a walk-in closet. A side entrance and 9' foundation is included which is ideal for a future development. Hardie board exterior siding, stained fiberglass front door and numerous interior upgrades. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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