



THE
A-TEAM

**RE/MAX
FIRST**

831 CREEKSIDE Boulevard, Calgary T2X 5G9

MLS®#: **A2168497**

Area: **Pine Creek**

Listing Date: **09/26/24**

List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,653

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

1,653

Lot Sz Ar:

2,938 sqft

Lot Shape:

Access:

Few Trees,Other

Lot Feat:

Off Street,Parking Pad

Park Feat:

DOM

26

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: **Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance,Storage**

Construction:

Other,Stucco,Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,Separate Entrance,Smart Home,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`3" x 5`5"
Kitchen	Main	13`2" x 12`1"
3pc Ensuite bath	Second	7`10" x 7`3"
Bedroom	Second	9`4" x 10`7"
Family Room	Second	13`0" x 13`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`2" x 11`7"
Living Room	Main	15`1" x 15`6"
4pc Bathroom	Second	5`1" x 8`0"
Bedroom	Second	9`6" x 13`0"
Bedroom - Primary	Second	10`8" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310778

Remarks

Pub Rmks: **"PRICE REDUCED TO BELOW CURRENT MARKET VALUE" This beautifully crafted Shane Homes duplex offers the perfect blend of comfort, style, and convenience. With 3 bedrooms, 2.5 bathrooms, and a host of high-end upgrades, this home is a true gem. The open-concept main level features a spacious living room, a gourmet kitchen equipped with stainless steel appliances, and a large window overlooking the backyard, ideal for keeping an eye on the kids. A walk-in pantry provides ample storage for your groceries, while the beautiful views of the surrounding hills create a serene atmosphere. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom. The bonus area offers additional versatility for a home office, playroom, or whatever your needs may be. The unfinished basement presents a blank canvas for you to create your ideal living space. With a side entrance, it has the potential to be converted into a legal basement suite, adding value and flexibility to your home. Enjoy the convenience of nearby playgrounds, future schools, and recreational facilities, ensuring a vibrant and family-friendly community. With easy access to major roadways like MacLeod Trail, Deerfoot Trail, and Stoney Trail, commuting is a breeze. Don't miss this incredible opportunity to make this stunning duplex your new home. Schedule a viewing today!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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









