



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**290 CREEKSTONE Hill, Calgary T0L0X0**

MLS® #: **A2169145**      Area: **Pine Creek**      Listing Date: **09/27/24**      List Price: **\$851,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,928 sqft**  
 Lot Shape:

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

DOM

**116**  
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,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **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,Gas Stove,Microwave,Refrigerator**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Title:  
**Fee Simple**  
Legal Desc:

**2311521**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Farmhouse elevation, 9' foundation and main floor ceiling heights, Quartz counter tops throughout home, natural gas fireplace with floor to ceiling tiles, luxury vinyl plank through main floor, upper floor laundry room with built in shelving, 166 sq.ft rear deck, walk out basement. Photos are representative.**

Inclusions: **- Upgraded Samsung gourmet kitchen appliance package - Quality quartz counter tops -quality cabinets and extended upper cabinets.**

Property Listed By: **Bode Platform Inc.**

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



