



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** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,040**
Lot Information Low Sqft:
 Lot Sz Ar: **3,928 sqft** Ttl Sqft: **2,040**
 Lot Shape:

DOM

20
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** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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

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

Legal/Tax/Financial

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