



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 CREEKSTONE Way, Calgary T2X 4R2**

MLS®#: **A2169665**      Area: **Pine Creek**      Listing **10/01/24**      List Price: **\$569,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$10k, 27-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2020**  
 Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape, Landscaped, Level**  
 Park Feat: **Insulated, Oversized, Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,488**  
 Low Sqft:  
 Ttl Sqft: **1,488**

DOM

**81**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Composite Siding**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Open Floorplan, Pantry, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	34`9" x 44`10"	Kitchen	Main	35`3" x 30`7"
Foyer	Main	30`4" x 19`11"	Dining Room	Main	43`6" x 27`4"
Bedroom	Upper	35`10" x 30`11"	4pc Bathroom	Upper	15`10" x 29`0"
3pc Ensuite bath	Upper	35`10" x 18`1"	Living Room	Main	34`9" x 44`10"
Kitchen	Main	35`3" x 30`7"	Foyer	Main	30`4" x 19`11"
Dining Room	Main	43`6" x 27`4"	2pc Bathroom	Main	15`4" x 17`3"
Bedroom - Primary	Upper	40`9" x 43`6"	Bedroom	Upper	30`1" x 35`10"

Den Upper 17` 6" x 21` 4" Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-G  
Legal Desc: 1911875

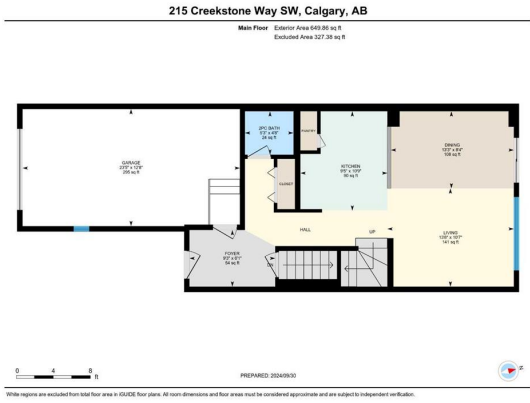
Remarks

Pub Rmks: **\*\*New Price!\*\***. **UPGRADED HOME** in Pine Creek with **GREAT DOWNTOWN VIEWS** from your living room and bedroom windows! **And no neighbours behind**. Fully fenced yard with low maintenance in the front yard and a huge deck at the back with views of downtown. This 3-bed, 2.5-bath semi-detached home comes with an oversized single front attached garage with built-in overhead storage shelf. Open and bright. Move-in ready. As you enter the main door you'll appreciate the high ceiling with a modern & functional floor plan, luxury vinyl flooring with an abundance of natural light throughout. The home comes loaded with **UPGRADES**: High-end quartz countertops throughout, **TOP of the RANGE** black SS appliances, modern lighting fixtures, LVP floor, zebra blinds, huge windows, neutral colour and more. The open-concept kitchen boasts Quartz countertops with an island eating bar, plenty of cabinet space, a pantry and dining area -- adjacent to the huge living room, perfect for entertaining. Upstairs, you'll find 3 generous bedrooms plus a den, perfect for working from home. The spacious primary bedroom features a walk-in closet and 3pc ensuite. There's also a 4-pc bathroom conveniently located near the other two bedrooms, providing easy access for family and guests. A laundry room with LG washer & dryer and shelving completes this level. The basement comes with a large window and rough-in for bathroom, is unspoiled and awaiting creative ideas. Built with durable Hardie board siding, this home is as sturdy as it is stylish. Located near parks and surrounded by serene walking & biking trails, it offers easy access to Stoney Trail and McDonald Trail, providing the perfect mix of urban convenience and neighbourhood charm. **Book your showing today and explore all the possibilities this exceptional home has to offer.**

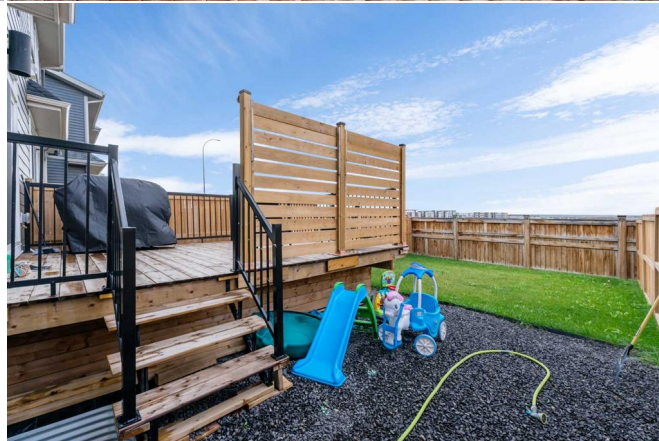
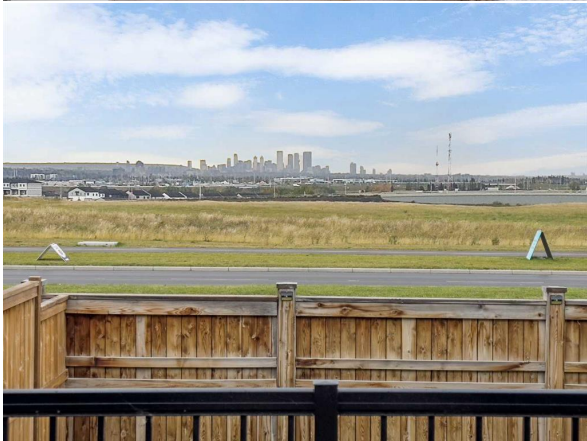
Inclusions: none  
Property Listed By: 2% Realty

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









White regions are excluded from total floor area in KUGLER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

