



THE
A-TEAM

**RE/MAX
FIRST**

215 CREEKSTONE Way, Calgary T2X 4R2

MLS® #: **A2169665**

Area: **Pine Creek**

Listing Date: **10/01/24**

List Price: **\$579,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 08-Oct**

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:

Park Feat:

Low Maintenance Landscape, Landscaped, Level Insulated, Oversized, Single Garage Attached

Finished Floor Area

Abv Sqft:

1,488

Low Sqft:

Ttl Sqft:

1,488

DOM

51

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

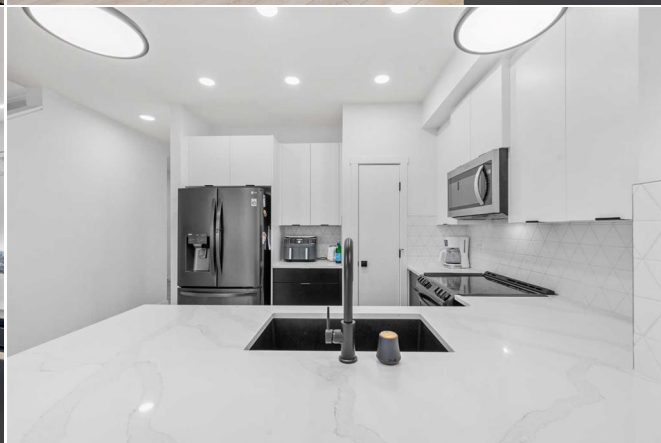
Room	Level	Dimensions
Living Room	Main	10`7" x 13`8"
Foyer	Main	9`3" x 6`1"
Bedroom	Upper	10`11" x 9`5"
3pc Ensuite bath	Upper	10`11" x 5`6"
Kitchen	Main	10`9" x 9`4"
Dining Room	Main	13`3" x 8`4"
Bedroom - Primary	Upper	12`5" x 13`3"

Room	Level	Dimensions
Kitchen	Main	10`9" x 9`4"
Dining Room	Main	13`3" x 8`4"
4pc Bathroom	Upper	4`10" x 8`10"
Living Room	Main	10`7" x 13`8"
Foyer	Main	9`3" x 6`1"
2pc Bathroom	Main	4`8" x 5`3"
Bedroom	Upper	9`2" x 10`11"

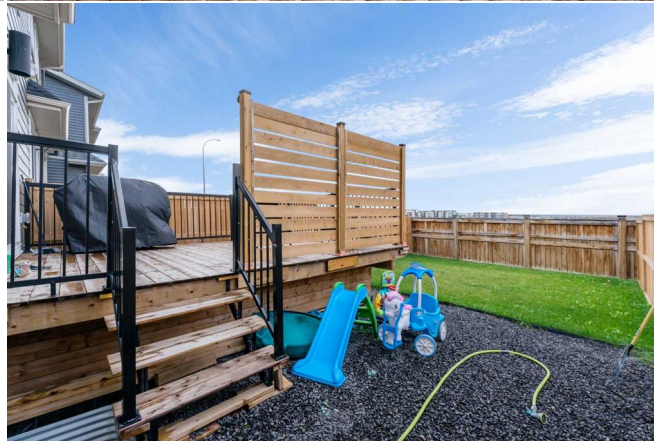
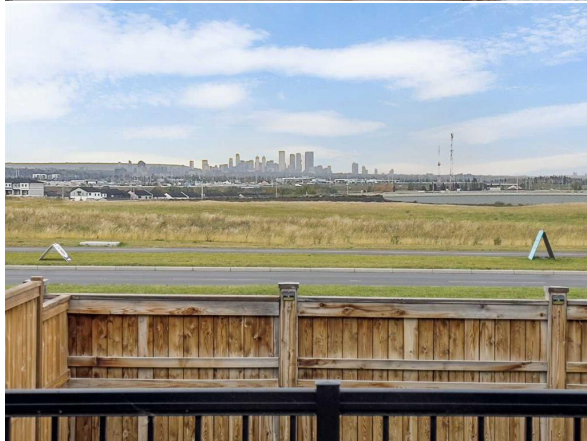
Den	Upper	5`4" x 6`6"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R-G	
	1911875		Remarks
Pub Rmks:	**New Price!** . UPGRADED HOME in Pine Creek with GREAT DOWNTOWN VIEWS from your living room and bedroom windows! And no neighbours behind. Fully fenced yard with low maintenance in the front 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: Property Listed By:	none 2% Realty		

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









215 Creekstone Way SW, Calgary, AB

2nd Floor Exterior Area 638.30 sq ft



A horizontal number line with tick marks at 0, 4, and 8. The segment between 4 and 5 is shaded black.

PREPARED: 2024/09/30

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

