



THE
A-TEAM

**RE/MAX
FIRST**

21462 SHERIFF KING Street, Calgary T2X 0K4

MLS®#: **A2171871**

Area: **Pine Creek**

Listing Date: **10/09/24**

List Price: **\$598,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,627

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,627

Lot Information

Lot Sz Ar:

2,936 sqft

Lot Shape:

DOM

13

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

See Remarks

None

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Drinking Water

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Electric Water Heater,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Refrigerator,Humidifier,Microwave Hood Fan,Washer/Dryer Stacked

Int Feat:

High Ceilings,No Smoking Home,See Remarks

Utilities:

Electricity Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`4"	Dining Room	Main	13`0" x 7`5"
Kitchen	Main	13`0" x 11`10"	Living Room	Main	14`10" x 19`8"
3pc Ensuite bath	Second	7`11" x 7`3"	4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	9`3" x 12`10"	Bedroom	Second	9`3" x 10`6"
Family Room	Second	12`7" x 12`11"	Bedroom - Primary	Second	10`6" x 14`6"

Other **Basement** **18`0" x 37`7"** Legal/Tax/Financial

Title: Zoning: **R-Gm**
Fee Simple **2411602**
Legal Desc: Remarks

Pub Rmks: **This beautifully Shane Homes duplex offers the perfect blend of comfort, style, and convenience. This home is a true gem with 3 bedrooms, 2.5 bathrooms, and many high-end upgrades. The open-concept main level features a spacious living room, a gourmet kitchen equipped with appliances, and a large window overlooking the backyard, 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 your needs. The unfinished basement presents a blank canvas for you to create your ideal living space. With a side entrance, 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: **Creekside Realty**

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









