

21462 SHERIFF KING Street, Calgary T2X 0K4

A2171871 **Pine Creek** 10/09/24 List Price: **\$585,000** MLS®#: Area: Listing

Status: Active County: Calgary -\$14k, 25-Oct Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area City/Town: Calgary Abv Saft:

1,627 Year Built: 2024 Low Sqft:

Ttl Sqft:

1.627

DOM

Layout

3 (3) 2.5 (2 1)

2 0

2 Storey, Side by Side

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

73

Lot Information

2.936 saft

Access:

Lot Sz Ar:

Lot Shape:

Lot Feat: See Remarks

Park Feat:

None

Utilities and Features

Flooring:

Fnd/Bsmt:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Sewer:

Ext Feat: None Carpet, Vinyl Water Source: **Drinking Water**

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> **Dimensions** Room <u>Level</u> **Dimensions** 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" 9`3" x 10`6" **Bedroom** Second 9`3" x 12`10" **Bedroom** Second **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: Fee Simple R-Gm

Legal Desc: **2411602**

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













