



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 CREEKVIEW Manor, Calgary T2X 5Y7**

MLS® #: **A2172081**

Area:

Listing **10/10/24**

List Price: **\$647,900**

Status: **Active**

County: **Calgary**

Date:

Change: **-\$20k, 09-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,794 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,719**

Low Sqft:

Ttl Sqft:

**1,719**

DOM

**43**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot  
Alley Access,Off Street**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**

Int Feat:

**Bathroom Rough-in,Double Vanity,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 12`9"	Dining Room	Main	12`10" x 11`8"
Living Room	Main	11`10" x 17`0"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`6" x 13`6"	Bedroom	Upper	9`3" x 11`0"
Bedroom	Upper	9`2" x 10`0"	Bonus Room	Upper	13`6" x 10`6"
Laundry	Upper		4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2411541**

Zoning: **R-G**

Remarks

Pub Rmks: **Creekview - 105 Creekview Manor SW: UNDER CONSTRUCTION OPPORTUNITY. Situated in the new community of Creekview, this Valencia Model by Shane Homes has 1,719 sq ft, 3 bedrooms, 2.5 bathrooms, and a walk-up basement providing separate entry. The main floor has a wonderful, open plan and has luxury vinyl plank throughout. The L-shaped kitchen overlooks the backyard and has a stainless steel appliance package including a chimney hood fan and microwave, an island with additional seating and storage, and a walk-in pantry. Completing the main floor is an open dining room, living room, a 2 pc powder room with a pedestal sink, and a mud room at the rear of the home providing access to the backyard. The upper level includes a primary bedroom with a walk-in closet and a 4 pc ensuite with dual sinks and shower. You will also find 2 additional bedrooms; a central bonus room, 4 pc main bathroom, stacked laundry, and separate linen storage. The unspoiled sunshine basement includes essential rough-ins for future basement development such as gas rough-in for an additional furnace, 3 pc bath rough-in, rough-in for separate laundry, and rough-in for a future wet bar. This home has a beautiful, masonry exterior, a backyard deck, and a gravel parking pad providing parking for 2 vehicles. Located in the new community of Creekview, close to Macleod Trail, Deerfoot Trail (QE II), Stoney Trail, Sirocco Golf Club, and Shawnessy Village. Call for more info!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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