



THE
A-TEAM

**RE/MAX
FIRST**

1265 CREEKVIEW Drive, Calgary T2X 5Y7

MLS® #: **A2172134**

Area:

Listing **10/10/24**

List Price: **\$691,999**

Status: **Active**

County: **Calgary**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,815 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,813**
Low Sqft:
Ttl Sqft: **1,813**

DOM

19
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 15`2"	Dining Room	Main	6`0" x 11`11"
Living Room	Main	13`0" x 13`0"	Bedroom	Main	11`4" x 9`6"
3pc Bathroom	Main		Bedroom - Primary	Upper	11`5" x 14`6"
Bedroom	Upper	9`2" x 10`0"	Bedroom	Upper	9`2" x 10`0"
Bonus Room	Upper	11`2" x 12`9"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Laundry	Upper	

Legal/Tax/Financial

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

Zoning: **R-G**

Remarks

Pub Rmks: **Creekview - 1265 Creekview Drive SW: UNDER CONSTRUCTION OPPORTUNITY. Welcome to the Vilano II Model built by Shane Homes featuring 1,813 sq ft, 4 bedrooms, 3 full bathrooms, and a walk-up basement. The main floor has a functional layout with luxury vinyl plank throughout. The open kitchen is located at the rear of the home which overlooks the south backyard, with stainless steel appliances including a chimney hood fan and microwave, an island with additional storage and seating which is open to the spacious breakfast nook. You will find everything you expect including a spacious living room and a main floor bedroom that can be used as a den, with second door ensuite access to the 3 pc main bathroom. The mud room at the rear of the home provides access to the backyard deck. The upper level has a large primary bedroom with a walk-in closet, a 4 pc ensuite with dual sinks and a shower; 2 additional bedrooms; a central bonus room; a 4 pc main bathroom, laundry, and linen closet. The bright sunshine basement remains unspoiled with upgrades including separate rear walk-up access, a 9ft basement foundation, laundry rough-in, wet bar rough-in, bathroom rough-in, and a gas line for an additional furnace to make future development easy. This home has a beautiful, masonry exterior, a south backyard with a deck, and a gravel parking pad providing parking for 2 vehicles. Situated in a prime location just steps away from a future school site in the new community of Creekview which is 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