



THE
A-TEAM

**RE/MAX
FIRST**

149 CREEKSTONE Hill, Calgary T2X 5G6

MLS®#: **A2172630**

Area: **Pine Creek**

Listing Date: **10/11/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,512 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,595**
Low Sqft:
Ttl Sqft: **2,595**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Oven,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Tankless Hot Water,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`6"
Kitchen	Main	12`4" x 20`6"
Office	Main	9`3" x 7`10"
5pc Ensuite bath	Upper	13`6" x 13`7"
Bedroom	Upper	10`5" x 15`9"
Laundry	Upper	11`10" x 5`10"

Room	Level	Dimensions
Dining Room	Main	16`9" x 9`4"
Living Room	Main	16`9" x 12`8"
5pc Bathroom	Upper	13`2" x 5`4"
Bedroom	Upper	10`2" x 14`1"
Bonus Room	Upper	17`5" x 13`6"
Bedroom - Primary	Upper	15`1" x 17`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
C1

2311521

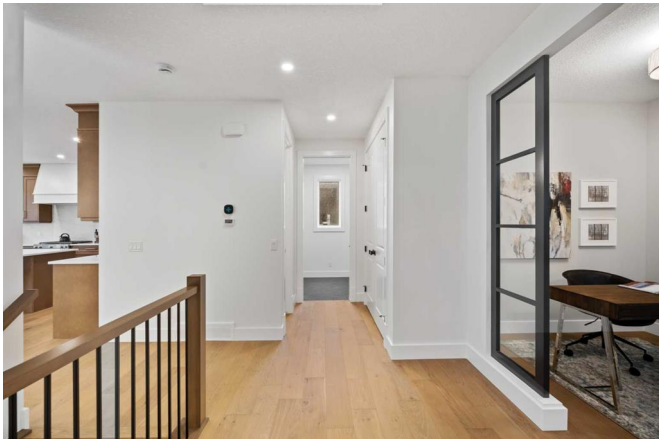
Remarks

Pub Rmks: ****BUILDER OFFERING LOW 2.99% FINANCING or \$50,000 DISCOUNT** 3-BED | 2.5 BATH | HOME OFFICE | DESIGNER FINISHES & UPGRADES | QUIET ESTATE ENCLAVE | STEPS FROM THE RAVINE. Welcome to the Rockwell at 149 Creekstone Hill SW - a stunning new build crafted by Crystal Creek Homes. Nestled in an estate enclave SURROUNDED BY NATURE, this home's MODERN FARMHOUSE exterior with HARDIE BOARD siding hints at its stylish interior. Step inside to find beautiful ENGINEERED HARDWOOD floors, designer fixtures & upgrades, and a bright, open layout welcoming you. A convenient OFFICE at the front of the home is perfect for remote work. The large kitchen impresses with TALL CABINETS, QUARTZ COUNTERTOPS, a custom decorative hood fan, and an upgraded appliance package, including a GAS RANGE. The butler's walkthrough pantry adds extra storage and convenience. The great room, complete with a gas fireplace and tile surround, is ideal for cozy evenings. The dining room is bathed in natural light and leads to a WEST-FACING DECK where you can relax and enjoy picturesque sunsets in your backyard. Upstairs, the spacious master bedroom offers a luxurious 5-piece ensuite and a large walk-in closet. The CENTRAL BONUS ROOM with a tray ceiling is perfect for rest and relaxation with the family. Two more bedrooms, a main bath, and a convenient upper-floor laundry room complete the upper level. Modern comforts include a gas-fired TANKLESS HOT WATER HEATER, an Ecobee WiFi-enabled thermostat, an oversized garage, and 9-foot basement ceilings. Located in Hudson in Pine Creek, this home offers a peaceful setting you'll fall in love with. Schedule your showing today and experience it for yourself.**

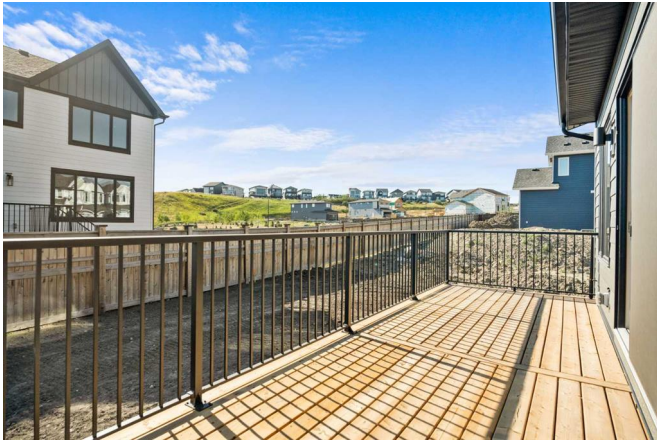
Inclusions: **N/A**
Property Listed By: **Ally Realty**

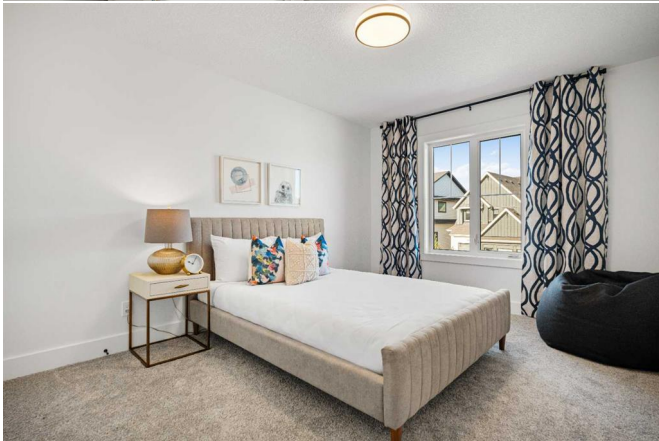
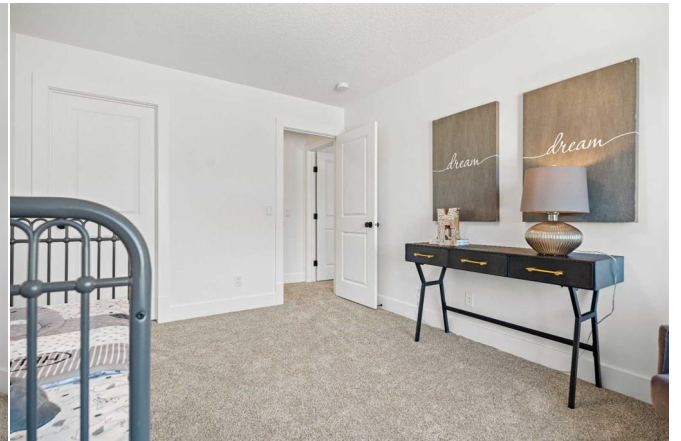
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













149 Creekstone Hill SW, Calgary, AB

1st Floor Exterior Area 1163.09 sq ft
Interior Area 1081.09 sq ft
Excluded Area 031.09 sq ft



0 4 8 12

PREPARED: 20240910



While regions are included from total floor area in (A)UDR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

149 Creekstone Hill SW, Calgary, AB

2nd Floor Exterior Area 1641.30 sq ft
Interior Area 1385.00 sq ft
Excluded Area 233.00 sq ft



0 4 8 12

PREPARED: 20240910



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FALL INTO SAVINGS

UP TO \$50,000 IN SAVINGS OR

EXCLUSIVE 2.99% FINANCING ON YOUR NEW HOME.