



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 CREEKSTONE Hill, Calgary T2X 5G6**

MLS®#: **A2172630**

Area: **Pine Creek**

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

List Price: **\$1,089,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 11-Nov**

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:

Access:

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

DOM

**71**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

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	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`9" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 20`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 12`8"</b>
<b>Office</b>	<b>Main</b>	<b>9`3" x 7`10"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>13`2" x 5`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`6" x 13`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 15`9"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>17`5" x 13`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`10" x 5`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 17`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**C1**

**2311521**

Remarks

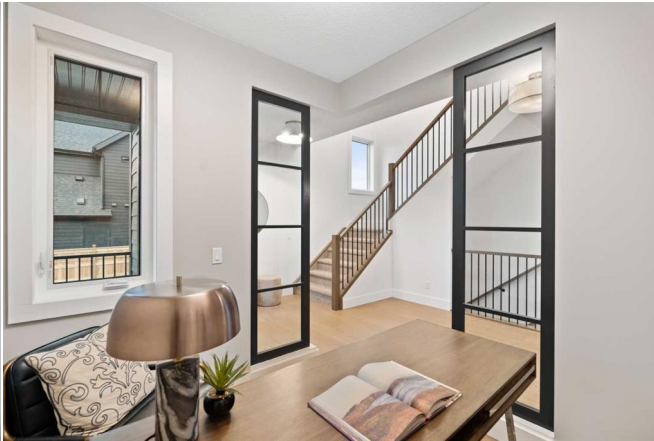
Pub Rmks: **\*\*BUILDER OFFERING 2.99% FINANCING or \$50,000 DISCOUNT\*\* 3-BED | 2.5 BATH | HOME OFFICE | DESIGNER FINISHES & UPGRADES | QUIET ESTATE ENCLAVE | STEPS FROM THE RAVINE. Welcome to the Rockwell at 149 Creekstone Hill SW - a stunning new build crafted by Crystal Creek Homes. Nestled in an 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**

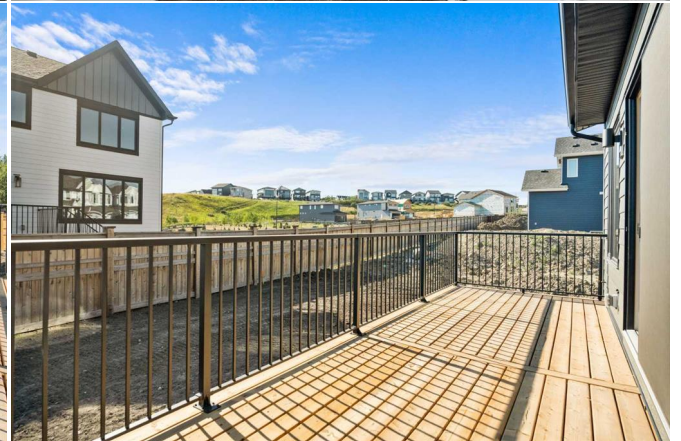
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







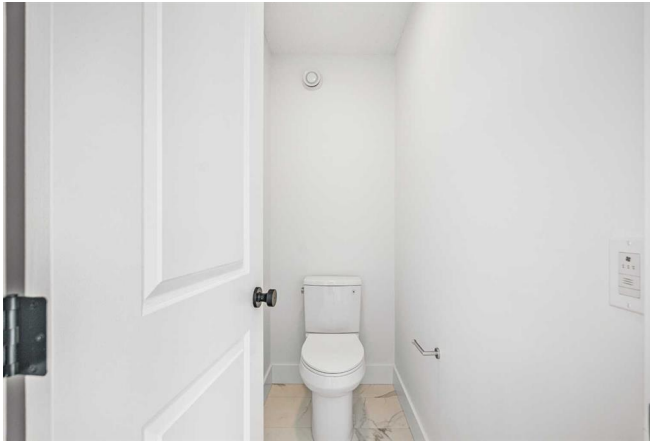
















**149 Creekstone Hill SW, Calgary, AB**

Main Floor Exterior Area 1153.65 sq ft  
Interior Area 528.55 sq ft  
Excluded Area 581.65 sq ft



PREPARED: 2024/05/16

White regions are excluded from total floor area in QUOTE 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 1441.32 sq ft  
Interior Area 1320.42 sq ft  
Excluded Area 23.02 sq ft



PREPARED: 2024/05/16

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