



THE
A-TEAM

**RE/MAX
FIRST**

137 CREEKSTONE Hill, Calgary T2X 5G6

MLS®#: **A2173481**

Area: **Pine Creek**

Listing Date: **10/16/24**

List Price: **\$999,900**

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: **4,703 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,637**
Low Sqft:
Ttl Sqft: **2,637**

DOM

6

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Oversized

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`4" x 9`0"	Bedroom	Upper	10`5" x 11`8"
Dining Room	Main	11`6" x 16`1"	Bedroom - Primary	Upper	13`6" x 16`1"
Great Room	Main	15`3" x 15`0"	Kitchen	Main	13`9" x 12`6"
Bedroom	Upper	10`6" x 13`1"	Bonus Room	Upper	11`4" x 10`6"
2pc Bathroom	Main	2`6" x 8`0"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
C1

2311521

Remarks

Pub Rmks:

Estate home built by Homes By Fifty Six in private enclave surrounded by nature, ready for immediate possession featuring: | OPEN-TO-ABOVE PLAN | SEPARATE ENTRANCE | 2,637 sq ft 3 bed + BONUS | LUXURY UPGRADES | All in the South Calgary community 'Hudson in Pine Creek' - The perfect balance of Urban Living & Tranquility complementing a dynamic family lifestyle, with nature, amenities and transportation options nearby. UPGRADES/FEATURES: butler pantry, hardwood, gas fireplace, high end kitchen, oversized garage and so much more. Main floor boasts a large open floor plan with gorgeous European oak hardwood floors, and large windows spanning across the west side, leaving the home bright and inviting. The living room features a cozy marquis gas fireplace, which will lead your eyes up the mantel to the soaring open-to-above plan. Kitchen features: quartz counters, large island with eating bar, silgranite undermount Sink, built in hood fan, glass doors, feature shelves, tiled backsplash, elegant Savoy House lighting, two tone cabinetry, cabinet to ceiling, butler pantry, large pantry & so much more. Enjoy your dinner with the gleaming sun set creating a one of a kind atmosphere. Second level features bonus room, laundry room, 2 great size room, a shared full bath, and the third and final primary retreat which features: large walk in closet, stand alone tub, double vanity, walk in shower. Lower level awaits your ideas with a separate entrance leaving no limitations. A Stunning home deserves a stunning location, as you pull up you will be enthralled by both its peaceful setting and quiet cove thats surrounded by nature. This brand new home is built by Homes By Fifty Six. Book your viewing today before... it's gone!

Inclusions:
Property Listed By:

N/a
RE/MAX Real Estate (Mountain View)

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











