

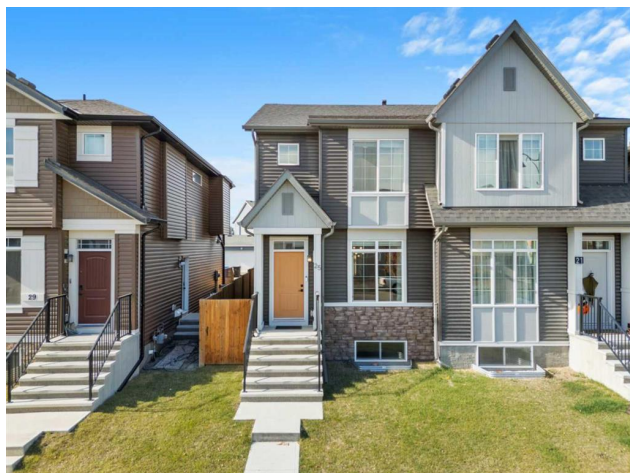


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 CREEKSIDE Boulevard, Calgary T2X 4P3**

MLS®#: **A2173648**      Area: **Pine Creek**      Listing Date: **10/17/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2021**  
 Lot Information  
 Lot Sz Ar: **2,464 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated**

DOM

**35**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`2" x 13`3"	Kitchen	Main	15`11" x 11`2"
Dining Room	Main	15`8" x 14`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`11" x 13`11"	Bedroom	Upper	15`11" x 14`1"
Laundry	Upper	6`11" x 5`1"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Game Room	Basement	14`11" x 41`2"

Furnace/Utility Room

Basement

9' 8" x 5' 5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1911600

Zoning:

R-Gm

Remarks

Pub Rmks:

**This beautifully finished two-storey semi-detached home features an innovative layout with double primary bedrooms, making it perfect for families, roommates, or anyone seeking extra space and privacy. The main floor is an open space with soaring 9ft ceilings that invites natural light and is a perfect living space to relax or gather. The heart of the home is the stunning kitchen, featuring stainless-steel appliances, including a gas range with dual door oven and a chimney hood fan. Sleek quartz countertops, and a large central island with a built-in microwave is perfect for both everyday meals and entertaining. Imagine starting your day at the relaxing coffee bar with a leather granite countertop, where you can brew your favorite coffee and enjoy quiet moments before the day begins. Gather around the kitchen island for casual breakfasts or a glass of wine with friends, while the adjacent dining area invites family gatherings and celebrations. An elegant and well-situated guest bath is two steps down, away from the living area. Up the curved stairwell and on the upper landing, you'll enjoy the light from the transom window. A convenient walk-in laundry with built-in storage is a bonus. Enjoy two spacious primary suites, each with its own luxurious ensuite bathroom, walk-in closet and extra nook for a desk or dressing table, providing comfort and convenience for all. Each ensuite bathroom showcases modern fixtures and elegant tile work. One ensuite features a sleek glass walk-in shower, creating a spa-like retreat. The other offers a soaker tub, perfect for unwinding after a long day, along with stylish vanities and ample storage space. Stay cool especially on this level in the summer months with Central Air Conditioning. The lower level offers an open, stylish versatile recreation area, perfect as a multi-use space. Create your own oasis for unwinding after a busy day or set up a home gym to stay active without leaving the comfort of your home. This space is also great for a quiet office space, family movie nights or hosting friends, providing a cozy atmosphere for all. A bathroom Rough-In is conveniently located if you'd like to add a 3rd full bathroom to the home. Outside is a private, west facing backyard with a composite deck, privacy screen and a platform for a future hot tub or more deck space. The oversized 22"x22"ft double detached heated and insulated garage offers both convenience and comfort, especially during the colder months. Pine Creek is a family-friendly community with amenities close by and a close-knit atmosphere. Enjoy easy access to nearby parks, walking trails, and recreational facilities, including scenic pathways and environmental reserves. This home offers a perfect blend of modern living and community charm, making it an ideal space for both everyday living and special occasions. Don't miss out on the opportunity to make this immaculate property your new home!**

Inclusions:

Property Listed By:

NA

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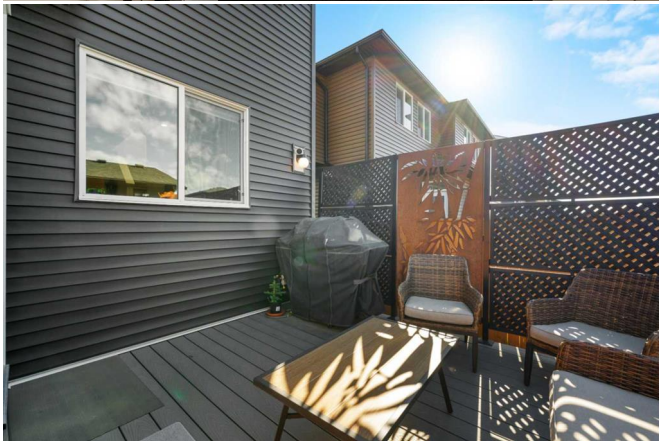
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







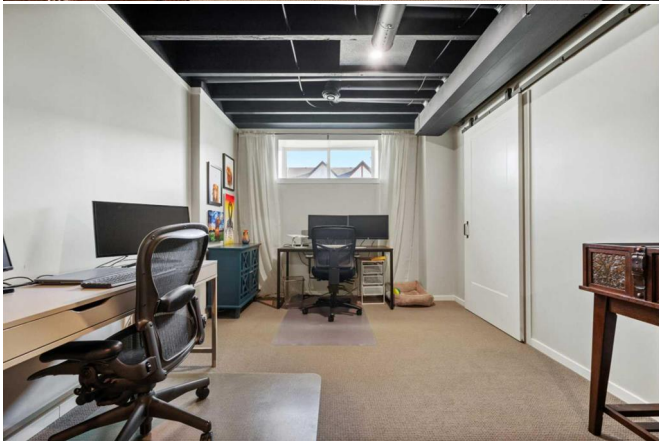




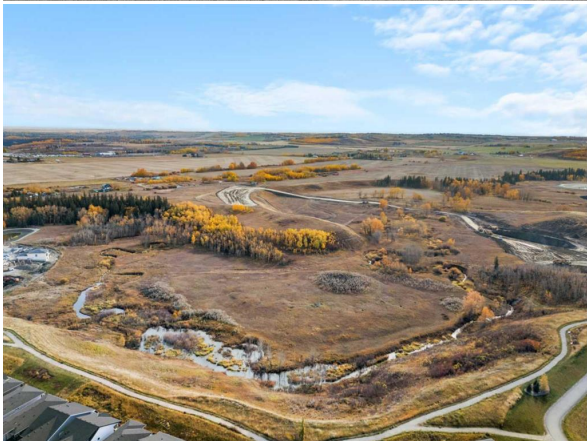












**25 Creekside Blvd, Calgary, AB**

Main Building: Total Exterior Area Above Ground 1316.34 sq ft



Main Floor  
Exterior Area 581.03 sq ft

1st Floor  
Exterior Area 285.34 sq ft

Basement (Below Grade)  
Exterior Area 450.00 sq ft

0 5 10

While figures are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/10/17  
BIGUIDE