



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2173648**

Area: **Pine Creek**

Listing **10/17/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$10k, 21-Nov**

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**

Finished Floor Area  
Abv Sqft: **1,376**  
Low Sqft:  
Ttl Sqft: **1,376**

DOM

**65**  
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/Bsmt: **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:

Zoning:  
**R-Gm**

**1911600**

Remarks

Pub Rmks: **Beautifully finished 2 storey, semi-detached home features double primary bedrooms, making it perfect for couples, roommates, families 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 space to relax or gather. The heart of the home is the stunning kitchen, featuring stainless-steel appliances, including a dual door oven gas range and a chimney hood fan. Sleek quartz countertops, and a large central island with built-in microwave is perfect for entertaining. Start your day at the relaxing coffee bar with leather granite countertop and enjoy quiet moments before the day begins. Gather around the kitchen island for casual breakfasts or a glass of wine with friends. The spacious dining area invites family gatherings and celebrations. An elegant 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 ensuite bathroom, walk-in closet and extra nook for a desk or dressing table. Each ensuite 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 in the summer months with Central Air Conditioning. The lower level offers an open, versatile rec area, perfect as a multi-use space. Your own oasis for unwinding after a busy day or set up a home gym to stay active without leaving home. This space is also great for a quiet office space, family movie nights or hosting friends. 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 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, rec facilities, scenic pathways and environmental reserves. A perfect blend of modern living and community charm - don't miss the opportunity to make this immaculate property your new home!**

Inclusions:  
Property Listed By: **NA  
RE/MAX First**

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











