



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 CREEKSIDE Drive, Calgary T0L 0X0**

MLS®#: **A2173751**      Area: **Pine Creek**      Listing **10/18/24**      List Price: **\$680,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$5k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**      Finished Floor Area: **1,608**  
 Year Built: **2022**      Abv Sqft:      Low Sqft:      Ttl Sqft: **1,608**  
 Lot Information  
 Lot Sz Ar: **2,443 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Corner Lot,Level,Views**  
 Park Feat: **Double Garage Detached**

DOM

**34**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**      Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,None**      Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`2" x 10`10"	Living Room	Main	14`0" x 11`10"
Kitchen	Main	11`11" x 12`9"	Pantry	Main	5`6" x 3`5"
Laundry	Upper	5`1" x 3`3"	Bonus Room	Upper	15`1" x 8`6"
Bedroom - Primary	Upper	13`5" x 13`0"	Bedroom	Upper	9`5" x 9`0"
Bedroom	Upper	12`4" x 9`3"	2pc Bathroom	Main	5`5" x 5`2"

**4pc Bathroom**  
**Furnace/Utility Room**  
**Kitchen**  
**Bedroom**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**7`7" x 4`11"**  
**5`9" x 8`9"**  
**10`0" x 8`8"**  
**12`7" x 9`11"**

**3pc Ensuite bath**  
**Living Room**  
**Laundry**  
**4pc Bathroom**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**8`5" x 5`3"**  
**17`0" x 12`7"**  
**3`9" x 3`6"**  
**8`7" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310269**

Zoning:  
**R-G**

Remarks

Pub Rmks: **2 Year old elevated half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room, half bath and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed this functional level. Downstairs you will find the 1-bedroom legal basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Sirocco in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development such as a new commercial complex and school at the end of the street!**

Inclusions: **Lower Unit: Refrigerator, Electric Stove, Microwave, Washer, Dryer, Dishwasher**

Property Listed By: **Real Broker**

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







