



THE
A-TEAM

**RE/MAX
FIRST**

225 CREEKSIDE Drive, Calgary T0L 0X0

MLS®#: **A2173751**

Area: **Pine Creek**

Listing Date: **10/18/24**

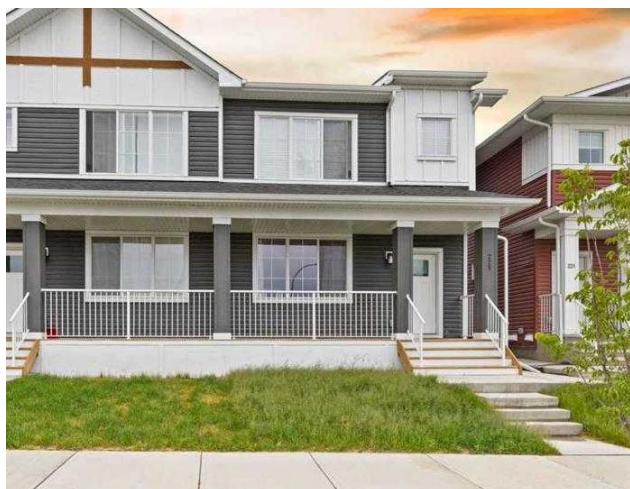
List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,608

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,608

Lot Information

Lot Sz Ar:

2,443 sqft

Lot Shape:

DOM

4

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot,Level,Views

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Electric,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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:
Property Listed By: **Lower Unit: Refrigerator, Electric Stove, Microwave, Washer, Dryer, Dishwasher**
Real Broker

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







