



THE A-TEAM

RE/MAX FIRST

31 CREEKVIEW Common, Calgary T2X 5Y5

MLS#: A2174921 Area: Pine Creek Listing: 10/25/24 List Price: \$659,900
Status: Active County: Calgary Change: -\$20k, 23-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 1,495
Lot Information: Lot Sz Ar: 2,794 sqft
Access: See Remarks
Lot Feat: None
Park Feat: None

DOM

57
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Composite Siding, Stone, Vinyl Siding
Flooring: Carpet, Tile, Vinyl Plank, Wood
Water Source:
Fnd/Bsm: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Int Feat: Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Kitchen, Entrance, Bedroom, 5pc Ensuite bath, Walk-In Closet, 2pc Bathroom, Living Room, Bedroom, 4pc Bathroom, and Bedroom - Primary.

Legal/Tax/Financial

Title: Fee Simple
Zoning: R-CG

Legal Desc:

0

Remarks

Pub Rmks:

**Welcome to 31 Creekview Common SW—a stunning and contemporary haven nestled in the vibrant new community of Creekview. This bright and spacious home offers a seamless blend of modern design and functional living. Step through the inviting front porch into the sun-drenched open-concept great room, where expansive windows bathe the space in natural light. The heart of the home, the kitchen, boasts a large central island—ideal for casual dining, and entertaining guests. Upstairs, retreat to the expansive primary bedroom, a true sanctuary, complete with a spa-like ensuite. Indulge in the 8mm glass shower, double vanity, and walk-in closet that promises ample storage. The upper level, accessed by a stylish spindle stairway, also features a convenient laundry room, a full bathroom, and generously sized additional bedrooms, perfect for family living or hosting visitors. \*\*Ask at the Showhome for other home sites, floor plans, optional garage and basement development. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeyes, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school site, conveniently located near the community entrance, ensuring a short and safe walk or bike ride for students. Creekview also features numerous parks, playgrounds, and sports fields, offering ample outdoor recreation opportunities for residents of all ages.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX First**

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