



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CREEKVIEW Manor, Calgary T2X 5Y1**

MLS®#: **A2174936**      Area: **Pine Creek**      Listing **10/25/24**      List Price: **\$844,500**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 23-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,156**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,557 sqft**      Ttl Sqft: **2,156**  
 Lot Shape:

DOM

**89**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), 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>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 12`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 13`10"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`8" x 5`0"</b>	<b>Office</b>	<b>Main</b>	<b>6`10" x 8`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>10`6" x 5`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`3" x 11`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`4" x 11`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`9" x 9`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

0

Remarks

Pub Rmks:

**IMMEDIATE POSSESSION AVAILABLE.** Welcome to 80 Creekview Manor SW—a bright and spacious walkout home designed with modern living in mind in the new community of Creekview. Step into the light-filled open-concept great room that seamlessly flows into a chef's kitchen, featuring an oversized island, perfect for meal prep and entertaining. A convenient main floor office offers a quiet space for work or study, while the mudroom connects to a walk-through pantry, providing easy access to the kitchen. Upstairs, the expansive primary bedroom is a true haven, complete with a luxurious ensuite and a large walk-in closet. The upper floor also offers a versatile bonus room, a tech space, laundry, a full bath, and additional bedrooms, with the option to include vaulted ceilings for an airy, open feel. Outside is a rear deck covered in vinyl flooring and the posts wrapped in brick cladding. Need more space? An optional lower-level Legal Separate Suite or In-Law Suite is available, ideal for multi-generational living or rental income. Choose from three different home sizes, with the option to add a fourth bedroom on the upper floor to suit your growing family's needs. To make this home truly your own, take advantage of our signature Concierge Interior Design Service, where you can personalize every detail to fit your style and preferences. 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 Sobeys, 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:  
Property Listed By:

**N/A**  
**RE/MAX First**

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

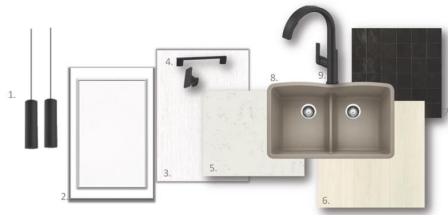




1.Vanity Cabinets 2.Cabinet Hardware 3.Vanity Faucet 4.Quartz Countertop 5.Floor Tile  
6.Back Splash Tile 7.Vanity Light 8.Shower Faucets 9.Tub Faucets

**BAYWEST HOMES** SECTION23 DEVELOPMENTS

**Sage Essence Spec**  
80 Creekview Manor  
Bathroom  
July 2024



1. Island Pendants 2. Perimeter Cabinets 3. Island Cabinets 4. Cabinet Hardware  
5. Quartz Countertops 6. Laminate Flooring 7. Tile Backsplash 8. Sink 9. Sink Faucet



**BAYWEST**  
HOMES

**SECTION23**  
DEVELOPMENT

**Sage Essence Spec**  
80 Creekvew Manor  
Kitchen  
July 2024