52 CREEKVIEW Manor, Calgary T2X 5Y3

MLS®#:	**A2174939**	Area:	**Pine Creek**	Listing Date:	**10/25/24**	List Price: **$829,400**
Status:	**Active**	County:	**Calgary**	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:				

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

DOM
89

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

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

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Stone,Vinyl Siding**
Sewer:		Flooring:	
Ext Feat:	**Balcony,Other**		**Carpet,Ceramic Tile,Vinyl Plank**
		Water Source:	
		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),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	**Main**	**9`0" x 12`4"**	**Living Room**	**Main**	**13`4" x 13`10"**
Pantry	**Main**	**5`8" x 5`0"**	**Office**	**Main**	**6`10" x 8`0"**
Entrance	**Main**	**10`6" x 5`8"**	**2pc Bathroom**	**Main**	**0`0" x 0`0"**
Bedroom	**Upper**	**11`4" x 10`4"**	**Bedroom**	**Upper**	**10`8" x 10`4"**
4pc Bathroom	**Upper**	**0`0" x 0`0"**	**Bonus Room**	**Upper**	**15`3" x 11`2"**
5pc Ensuite bath	**Upper**	**0`0" x 0`0"**	**Bedroom - Primary**	**Upper**	**17`4" x 11`4"**
Walk-In Closet	**Upper**	**6`9" x 9`0"**			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple		**R-CG**
Legal Desc:	**0**	

Remarks

Pub Rmks: **IMMEDIATE POSSESSION AVAILABLE. Welcome to 52 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. Additional lots are available where you can choose from different home sizes, option to add a fourth bedroom on the upper floor to suit your growing family's needs, and more. 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: **N/A**
Property Listed By: **RE/MAX First**

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

Main Floor
980 SQ.FT.

Upper Floor
1,117 SQ.FT.

GREAT ROOM
14'-0" X 12'-8"

DINING
9'-0" X 12'-8"

OFFICE
6'-10" X 8'-0"

PANTRY

MUD ROOM

ENTRY

PORCH

GARAGE
19'-0" X 20'-0"/22'-8"

BEDROOM 2
10'-5" X 10'-8"

BEDROOM 3
10'-0" X 10'-8"

BONUS ROOM
17'-0" X 12'-2"

LAUNDRY

TECH AREA

ENSUITE

PRIMARY BEDROOM
18'-0" X 13'-0"

Main Floor
980 SQ.FT.

Upper Floor
1,117 SQ.FT.

GREAT ROOM
14'-0" X 12'-8"

DINING
9'-0" X 12'-8"

OFFICE
6'-10" X 8'-0"

PANTRY

MUD ROOM

ENTRY

PORCH

GARAGE
19'-0" X 20'-0"/22'-8"

BEDROOM 2
10'-5" X 10'-8"

BEDROOM 3
10'-0" X 10'-8"

BONUS ROOM
17'-0" X 12'-2"

LAUNDRY

TECH AREA

ENSUITE

PRIMARY BEDROOM
18'-0" X 13'-0"

1.Floor Tile 2.Vanity Cabinet 3.Vanity Hardware 4.Vanity Faucet 5.Quartz Countertop
6. Tub Faucet 7.Vanity splash & wall tile 8.Shower Faucet 9.Vanity Light

Sage Essence Spec
52 Creekview Manor
Ensuite Bathroom
July 2024

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

Sage Essence Spec
52 Creekview Manor
Kitchen
July 2024