



THE
A-TEAM

**RE/MAX
FIRST**

788 CREEKSTONE Circle, Calgary T2X 5C8

MLS®#: **A2175668** Area: **Pine Creek** Listing Date: **10/26/24** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,225**
 Low Sqft:
 Ttl Sqft: **2,225**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Playground,Private Yard**

Construction: **Cement Fiber Board,Concrete,Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`8"
Kitchen	Main	13`0" x 14`5"
Office	Main	9`1" x 7`7"
5pc Ensuite bath	Second	12`0" x 11`4"
Bedroom	Second	10`10" x 13`5"
Laundry	Second	6`11" x 6`4"
Walk-In Closet	Second	5`1" x 8`10"

Room	Level	Dimensions
Dining Room	Main	9`5" x 11`4"
Living Room	Main	13`0" x 12`4"
4pc Bathroom	Second	7`10" x 4`11"
Bedroom	Second	11`9" x 13`5"
Family Room	Second	16`2" x 15`8"
Bedroom - Primary	Second	13`0" x 17`2"
4pc Bathroom	Basement	7`1" x 8`2"

Bedroom
Game Room

Basement
Basement

11'6" x 11'2"
13'11" x 17'11"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

14'8" x 9'11"
15'3" x 8'8"

Title:
Fee Simple
Legal Desc:

2310553

Zoning:
R-G

Remarks

Pub Rmks:

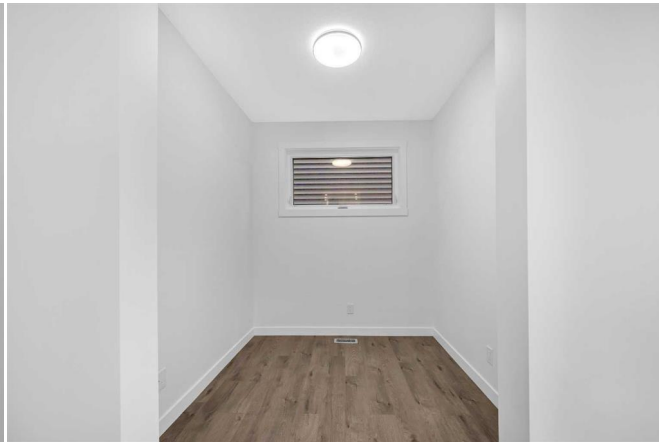
Upgraded House | 2225.70 Sq. Ft. | 4 Beds | 3.5 Baths | Legal Basement Suite | Double Car Garage | Concrete Driveway | East Facing | Nearby Elementary, Junior High & High School | Established Retail Amenities | Nearby Bus Stop | Park, Playground and much more. Discover the perfect blend of comfort and elegance in this newly constructed, never-lived-in home, now awaiting its first owners. This splendid property showcases four generous bedrooms, including a luxurious primary bedroom, and 3.5 modern bathrooms that promise both style and function. Step into a deluxe chef's kitchen, designed to inspire your culinary adventures, complemented by top-tier finishes that enhance every cooking experience. The main floor is also home to a private office space, ideal for those work-from-home days or managing household affairs in peace. An intelligently designed legal basement opens up possibilities for additional living space or potential rental income, offering flexibility to meet your changing needs. The meticulously crafted interiors reflect a commitment to quality that can be seen in every corner of the house. Embrace outdoor living with a spacious lot that invites you to create your own backyard oasis, perfect for entertaining or simply enjoying quiet moments outside. Ample parking ensures that guests can always find space, adding to the convenience your new home offers. Situated in a friendly community, your new address is just a stone's throw from essential amenities like M&M Food Market and scenic spots like Pine Creek Ducks Pond—ideal for leisurely weekend strolls. Plus, excellent schooling options such as St Albert The Great Elementary and Jr High School are within reach, ensuring a bright start for the younger members of the family. Join us for our open houses on November 2nd and 3rd from 1:00 PM to 4:00 PM and see why this house should be your next home—a place where new memories await and every day feels like an upgrade.

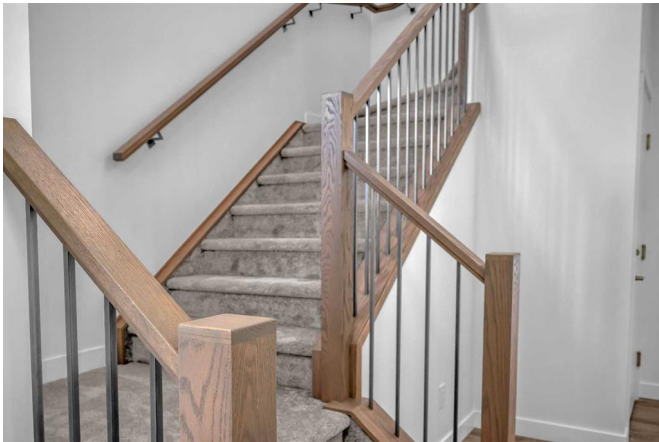
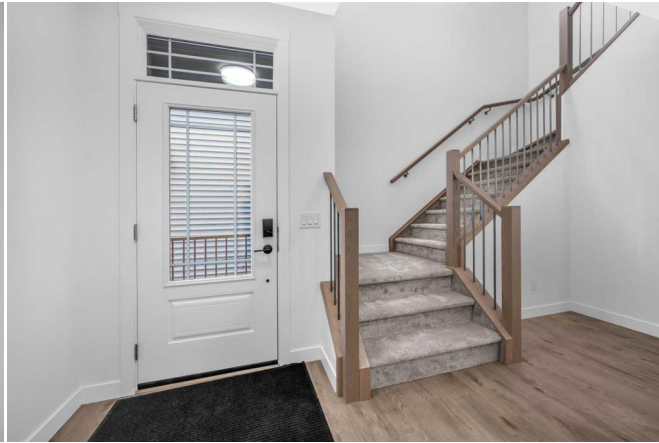
Inclusions:
Property Listed By:

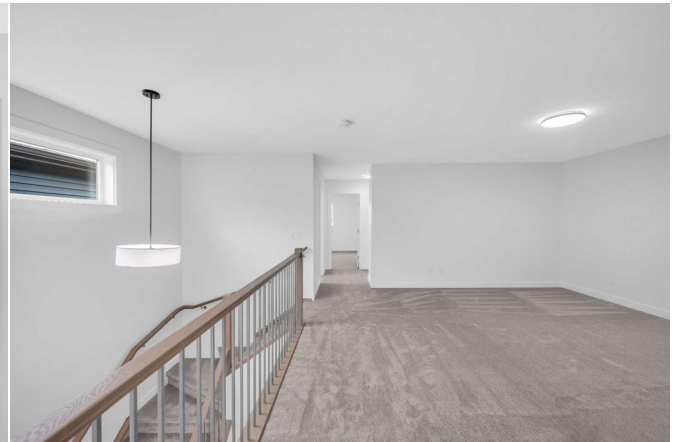
**Basement: Microwave, Dishwasher, Refrigerator, Electric Stove, Dryer and Washer.
RE/MAX iRealty Innovations**

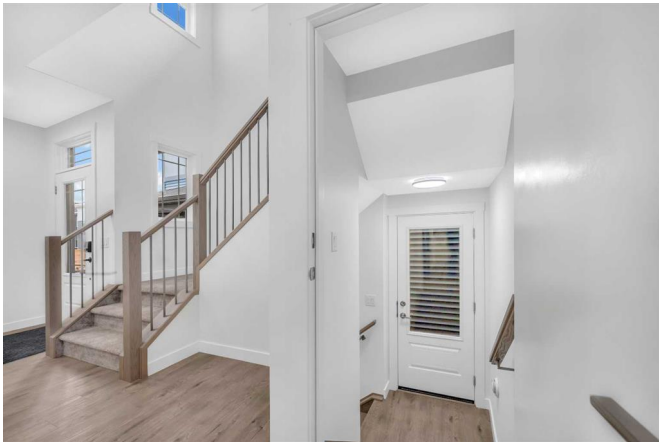
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













788 Creekstone Cir SW, Calgary, AB

Main Floor Exterior Area 9110.05 sq ft
Interior Area 657.09 sq ft
Excluded Area 430.91 sq ft



0 5 10 ft PREPARED: 2024/10/25

White regions are excluded from total floor area in 10/UCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

788 Creekstone Cir SW, Calgary, AB

Upper Floor Exterior Area 1374.05 sq ft
Interior Area 1217.09 sq ft
Excluded Area 18.04 sq ft



0 5 10 ft PREPARED: 2024/10/25

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788 Creekstone Cir SW, Calgary, AB

Basement (Below Grade) Exterior Area 627.30 sq ft
Interior Area 732.09 sq ft



PREPARED: 2024/10/25



While regions are excluded from total floor area in CAD/CDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.