



THE
A-TEAM

**RE/MAX
FIRST**

229 CREEKSTONE Hill, Calgary T2X5G5

MLS® #: **A2176604** Area: **Pine Creek** Listing Date: **11/08/24** List Price: **\$975,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,647 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,427**
 Low Sqft:
 Ttl Sqft: **2,427**

DOM

75
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Gas Water Heater,Microwave Hood Fan,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	15`0" x 15`4"
Dining Room	Main	12`0" x 10`6"	Bedroom - Primary	Upper	14`6" x 17`8"
Bedroom	Upper	11`8" x 12`6"	Bedroom	Upper	15`0" x 11`3"
Bonus Room	Upper	11`3" x 12`1"	Flex Space	Main	10`1" x 8`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311521

Remarks

Pub Rmks: **This 2,428 sq ft "Brentwood" model by NuVista Homes features 3 spacious bedrooms and 2.5 bathrooms, along with a double front attached garage. Nestled on an estate lot in the community of "Hudson" surrounded by a nature reserve, this home includes a side entrance and a rear deck. The exterior boasts durable Hardie board siding. Inside, enjoy a gourmet kitchen equipped with built-in Samsung appliances and a large island. The great room features a fireplace tiled to ceiling height, while the convenient walkthrough pantry leads to the mudroom featuring a built-in bench and coat hooks. The main floor includes 9' knockdown ceilings, enhancing the open feel and also features a flex room which is perfect for a home office. The upper floor has a good-sized bonus room along with 3 bedrooms and a spacious laundry room. Both the ensuite and main bathroom feature double sinks along with ample storage. Premium interior finishes throughout the home. Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode

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



