



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**89 CREEKSTONE Landing, Calgary T0L0X0**

MLS®#: **A2176682**      Area: **Pine Creek**      Listing Date: **11/01/24**      List Price: **\$699,000**  
 Status: **Pending**      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: **3,279 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**  
 Low Sqft:  
 Ttl Sqft: **1,948**

DOM

**82**  
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**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,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>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	

**5pc Ensuite bath  
Nook  
Bedroom - Primary  
Bedroom**

**Upper  
Main  
Upper  
Upper**

**10`0" x 11`10"  
13`0" x 12`0"  
11`0" x 15`6"**

**Great Room  
Bonus Room  
Bedroom**

**Main  
Upper  
Upper**

**13`0" x 15`10"  
14`1" x 13`3"  
10`0" x 10`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310621**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This home located in the beautiful SW community of Pine Creek near scenic pathways and community ponds. Enjoy a modern kitchen equipped with stainless steel appliances, plenty of counter space, gas range and hood fan, a large island and 42" cabinetry. Plus 9-foot foundation and a convenient side entry for future basement development. Upstairs, find three spacious bedrooms, a large bonus room, and a luxurious 5-piece ensuite in the primary bedroom - a perfect place to unwind. Photos are representative.**

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

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



**MAIN**  
848 SQ.FT.



**UPPER**  
1100 SQ.FT.