



THE
A-TEAM

**RE/MAX
FIRST**

119 CREEKSTONE Drive, Calgary T2X 4Y3

MLS®#: **A2176788** Area: **Pine Creek** Listing Date: **11/01/24** List Price: **\$675,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **320 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Landscaped,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`4" x 7`6"	Living Room	Main	12`8" x 13`3"
Dining Room	Main	9`5" x 13`1"	Kitchen With Eating Area	Main	14`7" x 11`2"
Pantry	Main	5`6" x 3`10"	Mud Room	Main	6`11" x 3`0"
2pc Bathroom	Main	2`6" x 6`11"	3pc Ensuite bath	Second	4`11" x 8`6"
Bedroom - Primary	Second	11`9" x 14`0"	Walk-In Closet	Second	4`5" x 8`11"
Laundry	Second	3`7" x 5`5"	4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	8`2" x 13`11"	Bedroom	Second	8`6" x 11`7"

Mud Room
Kitchen
4pc Bathroom

Basement
Basement
Basement

9'5" x 4'0"
13'11" x 6'1"
7'3" x 4'11"

Family Room
Laundry
Bedroom

Basement
Basement
Basement

11'1" x 11'11"
3'3" x 4'2"
9'2" x 11'0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2210371

Remarks

Pub Rmks:

Welcome to this beautifully maintained half duplex in the vibrant, rapidly growing community of Creekstone at Pine Creek. Boasting a legal income suite, this exceptional property offers an ideal opportunity for investors or those looking for an effective mortgage helper. As you step inside, you'll be greeted by an open-concept layout enhanced by 9-foot ceilings and light, neutral tones, creating an inviting atmosphere. The contemporary kitchen features quartz countertops, a walk-in pantry, and stainless steel appliances, while the spacious living and dining areas provide a perfect setting for entertaining or relaxing. The upper level hosts three comfortable bedrooms, including a primary suite complete with a private ensuite and a walk-in closet. A full bathroom serves the other two bedrooms, and a convenient laundry area completes this floor. The lower level offers a fully self-contained, legal one-bedroom basement suite with a private entrance, stainless steel appliances, in-suite laundry, and additional storage—ideal for extended family, guests, or generating rental income. Situated just minutes from premier amenities such as the Sirocco Golf Club, Spruce Meadows, Gates of Walden, and Shawnessy Village, this property is close to the Silverado Shopping Center, parks, schools, the Somerset Train Station, and public transit. With quick access to McLeod Trail, commuting across the city is effortless.

Inclusions:
Property Listed By:

**Lower Unit: Refrigerator, Stove, Microwave, Washer, Dryer, Dishwasher
Real Broker**

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











