



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 CREEKSIDE Drive, Calgary T0L0X0**

MLS®#: **A2177263**

Area: **Pine Creek**

Listing Date: **11/07/24**

List Price: **\$542,325**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,545**

Low Sqft:

Ttl Sqft: **1,545**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**44**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Dining Room	Main	9`3" x 12`6"
Den	Lower	7`5" x 9`2"
Bedroom	Upper	10`7" x 9`3"

Room	Level	Dimensions
4pc Ensuite bath	Upper	0`0" x 0`0"
Kitchen	Main	10`0" x 12`6"
Living Room	Upper	12`9" x 14`0"
Bedroom - Primary	Upper	12`7" x 14`7"
Bedroom	Upper	12`4" x 8`7"

Legal/Tax/Financial

Condo Fee:  
**\$333**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to the vibrant community of Sirocco, where luxury and convenience come together seamlessly. This stunning 3-bedroom, 2.5-bathroom townhome boasts a host of upgrades that elevate everyday living. As you step inside, the impressive 9' ceilings create a sense of openness and grandeur, setting the stage for the thoughtfully designed interiors. The home features a modern, double-attached garage, ensuring ample space and easy access to your vehicles. The heart of this home is its beautifully appointed kitchen, which showcase upgraded appliances, sleek quartz countertops, and soft-close drawers. These thoughtful touches not only enhance functionality but also add a touch of elegance to your culinary space. The open-concept layout is ideal for entertaining, while the spacious living areas provide the perfect backdrop for both relaxation and social gatherings. 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**





### Floorplan D1.1

±1,456 sqFT

