

64 CREEKSIDE Drive, Calgary T0L0X0

MLS®#: **A2177263** Area: **Pine Creek** Listing **11/07/24** List Price: **\$542,325**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary
Year Built: 2025

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft:
Lot Shape:

Finished Floor Area

1,545

1,545

Abv Saft:

Access:

Lot Feat: Landscaped,Street Lighting
Park Feat: Double Garage Attached

DOM

44 Layout

Beds: **3 (3)**Baths: **2.5 (2 1)**

Style: **3 Storey**

<u>Parking</u>

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle Construction:

Forced Air, Natural Gas Vinyl Siding, Wood Frame

Flooring:

Ext Feat: Balcony,Lighting,Private Entrance Carpet,Vinyl Plank
Water Source:

Fnd/Bsmt: **Poured Concrete**

Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer

Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Int Feat: Utilities:

Kitchen Appl:

Heating:

Sewer:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Kitchen	Main	10`0" x 12`6"
Dining Room	Main	9`3" x 12`6"	Living Room	Upper	12`9" x 14`0"
Den	Lower	7`5" x 9`2"	Bedroom - Primary	Upper	12`7" x 14`7"
Bedroom	Upper	10`7" x 9`3"	Bedroom	Upper	12`4" x 8`7"
	Legal/Tax/Financial				

Condo Fee: Title: Zoning: \$333 Fee Simple TBD

Fee Freq: Monthly

Legal Desc: TBD

Remarks

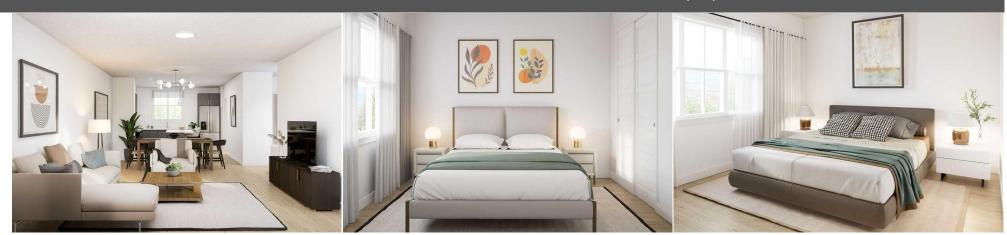
Pub Rmks: Welcome to the vibrant community of Sirocco, where luxury and convenience come together seamlessly. This stunning 3-bedroom, 2.5-bathroom townhome boasts a host of upgrades that elevate everyday living. As you step inside, the impressive 9' ceilings create a sense of openness and grandeur, 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: N/A
Property Listed By: Bode

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







Floorplan D1.1 ±1,456 sqfT





