



THE
A-TEAM

**RE/MAX
FIRST**

323 CREEKSTONE Hill, Calgary T2X 5G3

MLS®#: **A2178203**

Area: **Pine Creek**

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

List Price: **\$809,000**

Status: **Active**

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: **3,799 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`11" x 7`3"	Office	Main	7`10" x 10`0"
Kitchen	Main	11`3" x 16`2"	Pantry	Main	5`6" x 7`2"
Living Room	Main	13`1" x 13`3"	Dining Room	Main	9`11" x 8`10"
2pc Bathroom	Main	5`0" x 4`11"	Mud Room	Main	5`6" x 6`11"
Bonus Room	Upper	15`1" x 10`4"	Bedroom - Primary	Upper	12`6" x 15`3"

**5pc Ensuite bath
Bedroom
Laundry**

**Upper
Upper
Upper**

**10`2" x 12`2"
11`4" x 13`5"
7`2" x 7`9"**

**Bedroom
4pc Bathroom**

**Upper
Upper**

**11`4" x 12`5"
10`0" x 4`11"**

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311521

Zoning:

R-G

Remarks

Pub Rmks:

MODERN LIVING at it's finest - over 2,000 sq ft walk out basement ready for future development! Enjoy the open main floor with 9' ceilings, kitchen with extended upper cabinets, upgraded gourmet appliances, quartz counters and walk through pantry. There is a main floor flex room/office, stylish and durable LVP flooring and a 24' WIDE REAR DECK! Upstairs features a central bonus room, great sized bedrooms, and a relaxing primary ensuite with double vanity, soaker tub and separate shower. BRAND NEW by NuVista Homes and available for a quick possession!

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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