



THE
A-TEAM

**RE/MAX
FIRST**

202 CREEKSTONE Path, Calgary T2X 4Z4

MLS®#: **A2178837**

Area: **Pine Creek**

Listing Date: **11/12/24**

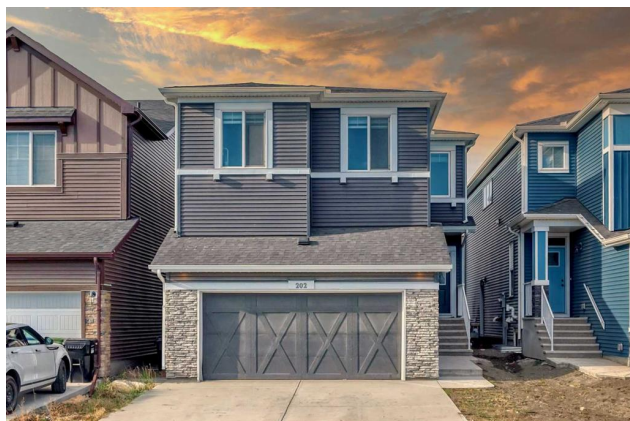
List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,509 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,691**
Low Sqft:
Ttl Sqft: **2,691**

DOM

70
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`5" x 10`9"	Den	Main	10`5" x 10`8"
Mud Room	Main	12`9" x 6`6"	2pc Bathroom	Main	4`9" x 5`8"
Pantry	Main	7`1" x 5`6"	Dining Room	Main	12`5" x 11`1"
Living Room	Main	13`11" x 14`3"	Kitchen With Eating Area	Main	14`7" x 13`9"
Laundry	Upper	8`0" x 6`6"	5pc Bathroom	Upper	5`6" x 12`2"
Bedroom	Upper	9`9" x 14`9"	Bedroom	Upper	9`10" x 14`4"
Bonus Room	Upper	12`2" x 17`3"	Bedroom	Upper	10`8" x 12`9"

**Bedroom - Primary
Walk-In Closet**

**Upper
Upper**

**13`11" x 14`9"
5`0" x 7`9"**

**5pc Ensuite bath
Walk-In Closet**
Legal/Tax/Financial

**Upper
Upper**

**13`3" x 9`8"
8`1" x 9`2"**

Title:
Fee Simple
Legal Desc:

2211028

Zoning:
R-G

Remarks

Pub Rmks: *** 2,691 SQ-FT * 4-BED * 2.5-BATH * MAIN FLOOR OFFICE * WEST-FACING BACKYARD * A/C * MANY UPGRADES * Welcome to 202 Creekstone Path SW, a spacious 4-bedroom, 2.5-bathroom home built in 2022 by Sterling Homes. This beautiful home is one of the largest currently available in Pine Creek! Step inside to discover a bright, open main floor with a generous great room featuring a cozy gas fireplace. The large den is perfect for a home office setup. The kitchen impresses with quartz countertops, a spacious island, stainless steel appliances, a large pantry, and ample storage. Upstairs, you'll find a central bonus room and a primary suite with two walk-in closets and a luxurious ensuite, featuring dual vanities, a tiled walk-in shower, and a soaker tub. Three more bedrooms, a main bath, and a convenient upper-floor laundry room complete the upstairs. Additional highlights include A/C and a back lane for added convenience. The unfinished basement comes with plans for a 2-bedroom legal suite or offers a blank canvas for your customization. Outside, the west-facing backyard is perfect for evening relaxation or weekend barbecues. Enjoy a lifestyle that offers the best of Pine Creek, with parks, walking trails, and shopping just steps away. Don't miss your chance—schedule a showing today!**

Inclusions:
Property Listed By: **Window Coverings, TV Mount
Ally Realty**

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

