

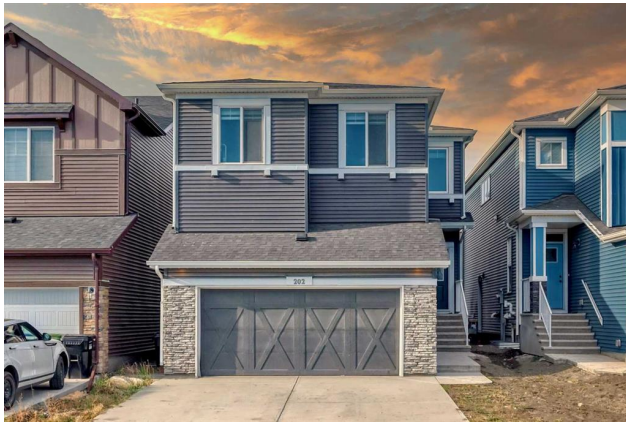


THE  
**A-TEAM**

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

Finished Floor Area  
 Abv Sqft: **2,691**  
 Low Sqft:  
 Ttl Sqft: **2,691**

DOM

**8**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      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

Room	Level	Dimensions	Room	Level	Dimensions
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**

