



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**202 CREEKSTONE Path, Calgary T2X 4Z4**

MLS®#: **A2178837**

Area: **Pine Creek**

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

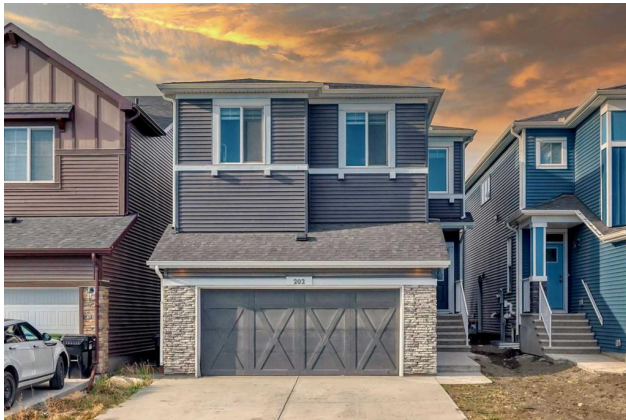
List Price: **\$900,000**

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

**39**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

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

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

**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**

