



THE
A-TEAM

**RE/MAX
FIRST**

1017 CREEKVIEW Drive, Calgary T2X 5X6

MLS®#: **A2181148** Area: **Pine Creek** Listing Date: **11/28/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,628 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,414**
 Low Sqft:
 Ttl Sqft: **1,414**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **High Efficiency** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 6`0"	Living Room	Main	15`3" x 11`1"
Dining Room	Main	9`2" x 8`7"	Kitchen	Main	12`11" x 10`7"
Mud Room	Main	7`5" x 5`7"	2pc Bathroom	Main	
3pc Ensuite bath	Upper		Bedroom - Primary	Upper	12`2" x 11`7"
Walk-In Closet	Upper	4`8" x 6`1"	4pc Bathroom	Upper	
Bedroom	Upper	11`1" x 8`1"	Bedroom	Upper	10`6" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411541

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to the Holden model located across the street from the beautiful wetlands of CreekView. Built by the award-winning Cedarglen Homes, this stunning semi-detached home offers 1,414 sq ft of thoughtfully designed living space that's perfect for families or first-time buyers. As you enter, you'll appreciate the high 9' ceilings, luxury vinyl plank flooring, and a functional layout designed for modern living. The main floor consists of a spacious living room, large dining room and a small partition between the two spaces. The bright L-shaped kitchen features upgraded quartz countertops, loads of pot lights, warm coloured cabinets & a stunning tile backsplash. With a builder's appliance allowance of \$6250, you can select your dream appliances to complete the space. Adjacent to the kitchen, the mudroom includes a built-in bench and coat hooks for added convenience, & the rear deck w/ privacy screen leads to your backyard—perfect for entertaining! Upstairs, you'll find 3 bedrooms, including a generous primary suite with a walk-in closet and a 3-piece ensuite featuring quartz counters and a walk-in shower. The two additional bedrooms are well-sized and share a stylish 4-piece bathroom. There is a dedicated upper floor laundry room & large linen closet. The unfinished basement includes a side entrance, offering incredible potential for future development. Alberta New Home Warranty program is included for peace of mind, and the builder is offering a \$2,000 landscaping credit to complete your front yard within one year of possession. Nestled in the serene CreekView community of SW Calgary, this home offers a lifestyle surrounded by nature. With 4 kilometers of walking trails along Pine Creek, you can enjoy tranquility just steps from your door. Conveniently located near the Township and Shawnessy Shopping Centres, as well as the Sirocco Golf Club, CreekView blends peaceful living with urban convenience. This property truly has it all—schedule your showing today and make this beautiful home your own! *Photos are from a different model that is completed, there are different interior finishings for this property. Please see the last 2 photos for floor plan & interior selections of this home.*

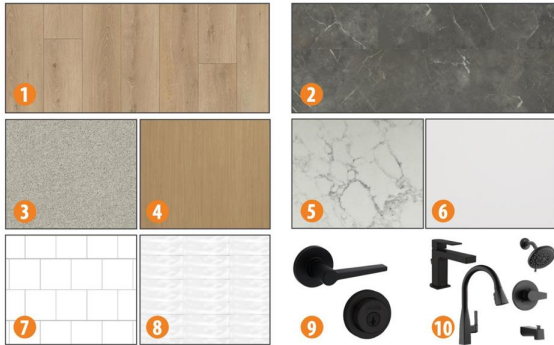
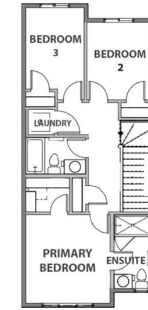
Inclusions:
Property Listed By:

**\$6,250.00 Appliance allowance to be used at the Builder's supplier.
Royal LePage Benchmark**

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







1. Luxury Vinyl Plank Flooring 2. Luxury Vinyl Tile Flooring 3. Carpet 4. Cabinets 5. Kitchen Countertops
6. Bathroom Countertops 7. Kitchen Wall Tile 8. Bathroom Wall Tile 9. Door Hardware 10. Plumbing