



THE
A-TEAM

**RE/MAX
FIRST**

21298 SHERIFF KING Street, Calgary T2X 5G7

MLS®#: **A2181193**

Area: **Pine Creek**

Listing Date: **11/27/24**

List Price: **\$657,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,682

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,682

Lot Sz Ar:

2,679 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Level,Private,Rectangular Lot
Parking Pad**

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 8`2"	Dining Room	Main	13`0" x 8`6"
Living Room	Main	16`4" x 13`0"	Bonus Room	Upper	12`0" x 11`7"
Bedroom - Primary	Upper	13`0" x 11`0"	5pc Ensuite bath	Upper	12`6" x 5`9"
Bedroom	Upper	12`0" x 8`1"	Bedroom	Upper	9`1" x 8`7"
4pc Bathroom	Upper	8`0" x 5`0"	2pc Bathroom	Main	8`4" x 3`0"
Laundry	Upper	6`8" x 6`5"	Kitchen	Basement	9`8" x 9`0"
Living/Dining Room Combination	Basement	17`4" x 12`0"	Bedroom	Basement	12`8" x 10`9"
4pc Bathroom	Basement	8`11" x 5`0"	Laundry	Basement	3`2" x 3`2"

Furnace/Utility Room

Basement

9'2" x 6'9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0

Remarks

Pub Rmks:

This beautiful brand-new home has been intelligently designed to offer 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite. The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. Located in desirable Pine Creek, this home is move-in ready and features a spacious backyard. The main floor boasts expansive west-facing front windows allowing natural light to flood the space all day long. Situated directly across from a pond, the home enjoys an open and airy feel with a peaceful, scenic setting. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. It seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 5-piece ensuite with dual sinks. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for immediate occupancy. It includes its own mechanical system, a full kitchen, pantry, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundry—ideal for multi-generational living or as a potential rental for added income. The backyard leads to the double parking pad that can accommodate a double detached garage. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. **Please note photos are from a show home model and are not an exact representation of the property for sale.

Inclusions:
Property Listed By:

**Suite Appliances - Dishwasher, Dryer, OTR Microwave, Refrigerator, Stove, Washer.
Charles**

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



