



THE
A-TEAM

**RE/MAX
FIRST**

166 CREEKSTONE Way, Calgary T2X 4P9

MLS®#: **A2181338**

Area: **Pine Creek**

Listing Date: **12/03/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **4,036 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,092**

Low Sqft:

Ttl Sqft: **2,092**

DOM

81

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Reverse Pie Shaped Lot,Street Lighting

Additional Parking,Double Garage Attached,Driveway,Garage Faces Front,Oversized

Utilities and Features

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

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

Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7`7" x 5`4"	2pc Bathroom	Main	7`8" x 2`9"
Entrance	Main	9`5" x 4`5"	Den	Main	8`2" x 5`11"
Living Room	Main	14`4" x 11`0"	Dining Room	Main	9`10" x 9`11"
Kitchen	Main	14`4" x 13`0"	Pantry	Main	8`2" x 4`7"
Other	Main	12`1" x 10`8"	Other	Main	21`8" x 9`11"
Bedroom - Primary	Upper	14`0" x 12`5"	Library	Upper	9`2" x 9`11"
5pc Ensuite bath	Upper	10`1" x 11`2"	Walk-In Closet	Upper	7`11" x 4`9"

4pc Bathroom
 Laundry
 Bedroom
 Den
 Game Room

Upper 4`11" x 8`3"
 Upper 3`7" x 5`11"
 Upper 12`0" x 9`7"
 Basement 11`2" x 10`8"
 Basement 21`11" x 14`7"

Bonus Room
 Bedroom
 Furnace/Utility Room
 Bedroom
 4pc Bathroom

Upper 10`2" x 11`9"
 Upper 11`4" x 9`1"
 Basement 11`3" x 7`9"
 Basement 9`7" x 8`9"
 Basement 5`5" x 7`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1911875**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this STUNNING HOME in Calgary's master-planned community in Pine Creek, a neighborhood like no other. With more than half of the community preserved as environmental reserve, this neighbourhood offers BREATHTAKING SOUTHERN Alberta VIEWS and tranquil natural surroundings. This HUMBLE ABODE HAS Centralized A/C and has total finished area of 2,860.8 square feet, MAIN LEVEL HAS 9' CEILINGS, TRIPLE PANE WINDOWS and DURABLE VINYL PLANK FLOORS .ALL are harmoniously paired with stylish designer details and neutral hues. The open-to-above entrance TRULY creates a grand first impression, setting the tone for the elegance throughout. The kitchen is a culinary haven, featuring FULL HEIGHT RICH CABINetry , ELEGANT STONE COUNTERTOPS, and an OVERSIZED breakfast bar island. It also includes an UPGRADED BACKSPLASH + SOFT- CLOSE cabinets, and a SPACIOUS WALK-THROUGH PANTRY for effortless grocery unloading. The inviting living room centers around a sleek fireplace, creating a cozy atmosphere, while the dining area encased in windows provides a breathtaking setting for meals and gatherings. A conveniently located den near the entrance offers a quiet and functional workspace. Upstairs, the bonus room is perfect for family movie nights or game days. This level also features a laundry room and three spacious bedrooms, including the primary suite, a luxurious retreat complete with a relaxing sitting area. The 5-pc ensuite is a haven of comfort with DUAL SINKS, a DEEP SOAKER TUB, and a separate shower. The FULLY FINISHED BASEMENT features a den, additional bedroom, a spacious games room, complete with a 4-pc bathroom for guests to enjoy. The OVERSIZED DOUBLE ATTACHED GARAGE complements the home's elegant architecture, adding to its impressive curb appeal (WITH SHELVES INSIDE THE GARAGE). THE FRONT AND BACKYARD ARE PROFESSIONALLY LANDSCAPED. Situated in an unbeatable location, this exceptional property offers the perfect balance of luxury, comfort, and convenience. AMENITIES IN MINUTES: CLOSE to shopping, groceries, parks, banks and schools. Don't miss the opportunity to make it yours! BOOK YOUR SHOWING NOW!!!**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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











