

17 CREEKSTONE Place, Calgary T0L0X0

MLS® #: **A2182063** Area: **Pine Creek** Listing Date: **12/03/24** List Price: **\$840,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,364 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,226**
 Low Sqft:
 Ttl Sqft: **2,226**

DOM

18
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 16`0"	Dining Room	Main	9`0" x 9`10"
Living Room	Main	12`8" x 13`10"	Office	Main	8`7" x 11`6"
Bedroom - Primary	Upper	12`0" x 12`9"	Bedroom	Upper	12`6" x 12`10"
Bedroom	Upper	11`6" x 11`7"	Bonus Room	Upper	12`2" x 17`3"
Laundry	Upper	5`3" x 7`9"	Bedroom	Suite	8`5" x 11`6"
Bedroom	Suite	9`9" x 9`11"	Kitchen	Suite	8`5" x 12`7"
Family Room	Suite	11`7" x 11`11"	Laundry	Suite	3`3" x 3`6"

2pc Bathroom
4pc Bathroom

Main
Upper

4pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Upper
Suite

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310553

Remarks

Pub Rmks: **Welcome to this brand new, 5 bedroom, 4 bathroom home in the upscale community of Pine Creek. This home was just recently completed and is your opportunity to avoid the hassle of the building process but still get the brand new home with no wait. As you walk in you are greeted with luxury vinyl plank floors leading to your open floor plan, starting with your main floor office making for a wonderful workspace or library. The chef-style kitchen has been upgraded with stainless steel appliances, granite countertops and a large number of cabinets and draws for storage. The kitchen is open to both your dining room and expansive living room making the space great for entertaining or quiet family dinners. A 2 piece bathroom completes the main level before heading upstairs. The upper level features a large bonus room with a vaulted ceiling, 2 additional bedrooms both with walk-in closets, a full bathroom with granite countertop vanity, and a large primary bedroom complete with spa-style ensuite bathroom and walk-in closet. The basement is a fully finished, 2 bedroom LEGAL SUITE which also offers many upgrades including the kitchen again with stainless steel appliances, granite countertops, ample amount of cabinets and drawers, and a 4 piece bathroom. The kitchen is open to the living/dining area and the use of space is well thought out. This property offers dual high-efficiency furnaces, dual water tanks, and a separate side entrance, and is a great opportunity to generate rental income or for a mother-in-law suite. The community is gorgeous with parks and playgrounds, shopping and schools nearby, access to many main roads and lots of room to grow. Do not miss out on this opportunity to own an amazing property in one of the most sought-after communities in Calgary.**

Inclusions: **Basement: Dishwasher, Washer, Dryer, Refrigerator, Electric Range, Microwave Range Hood**
Property Listed By: **eXp Realty**

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











