



THE
A-TEAM

**RE/MAX
FIRST**

822 CREEKSIDE Boulevard, Calgary T2X 5H2

MLS® #: **A2182558**

Area: **Pine Creek**

Listing Date: **12/06/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,818 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,595**
Low Sqft:
Ttl Sqft: **1,595**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Zero Lot Line**
Park Feat: **Alley Access,None**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`2" x 12`0"	Kitchen	Main	11`10" x 11`0"
Dining Room	Main	11`10" x 11`4"	2pc Bathroom	Main	4`9" x 4`8"
Bedroom - Primary	Upper	13`10" x 12`4"	4pc Ensuite bath	Upper	11`8" x 4`10"
Bedroom	Upper	12`0" x 9`0"	Bedroom	Upper	10`0" x 9`6"
4pc Bathroom	Upper	8`4" x 4`11"	Laundry	Upper	7`11" x 5`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

231 0778

Zoning:
R-G

Remarks

Pub Rmks:

This new 3-bed, 2.5-bath Anthem Properties home in Pine Creek is designed with everyday living in mind. The main floor features an open layout with a sunken great room, creating a subtle separation of space while maintaining the flow of the home. At the rear, the kitchen boasts quartz countertops, a chimney-style hood fan, and plenty of storage to keep everything organized. A large front entry closet and 9' ceilings complete the main level, blending practicality and style. Upstairs, the primary suite offers a private retreat with a walk-in closet and a 4-piece ensuite featuring dual vanities. Two additional bedrooms, a 3-piece bathroom, and a convenient upper-floor laundry room ensure everything you need is close at hand. Imagine cozy evenings in the sunken living area or family breakfasts in the bright dining space. Located in Pine Creek, this home is steps from parks and pathways—ideal for after-dinner walks or weekend bike rides. Ready to take a look? Reach out today to book your private showing. (Photos are representative)

Inclusions:

None

Property Listed By:

Ally Realty

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



Laned 120
1,359 sq ft
3 Bedrooms
2.5 Bathrooms

- Property Highlights**
- Main floor entry
 - 9' high main floor ceilings
 - Large front entry closet
 - Sunken great room



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