



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 CREEKSTONE DRIVE , Calgary T2X 4Y3**

MLS®#: **A2183694**      Area: **Pine Creek**      Listing Date: **12/16/24**      List Price: **\$675,000**  
 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: **2023**  
 Lot Information  
 Lot Sz Ar: **2,798 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,See Remarks**  
 Park Feat: **Double Garage Detached**

DOM

**5**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Central**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Smart Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	18`1" x 12`10"	Kitchen	Main	37`1" x 48`7"
2pc Bathroom	Main	8`6" x 20`1"	Mud Room	Main	6`11" x 20`1"
Dining Room	Main	43`4" x 28`10"	Living Room	Main	42`4" x 43`4"
Entrance	Main	14`5" x 18`4"	4pc Bathroom	Upper	26`11" x 13`6"
Laundry	Upper	10`6" x 18`1"	Bedroom - Primary	Upper	39`0" x 46`3"
3pc Ensuite bath	Upper	13`6" x 27`11"	Walk-In Closet	Upper	14`9" x 29`6"
Bedroom	Upper	26`11" x 38`1"	Bedroom	Upper	28`6" x 33`9"

**Bedroom**  
**Laundry**  
**Family Room**

**Basement**  
**Basement**  
**Basement**

**23`4" x 33`2"**  
**11`2" x 10`10"**  
**39`4" x 36`9"**

**4pc Bathroom**  
**Kitchen**

**Basement**  
**Basement**

**13`6" x 24`3"**  
**16`5" x 43`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210371**

Zoning:  
**R-GM**

Remarks

Pub Rmks:

**OPEN HOUSE - 22nd December 2024 ...Welcome to this beautifully cared-for half duplex located in the vibrant and fast-growing community of Creekstone at Pine Creek. Featuring a legal income suite, this remarkable property is perfect for investors or anyone seeking a great mortgage helper. Upon entering, you'll find an open-concept layout accentuated by 9-foot ceilings and light, neutral tones, creating a warm and inviting ambiance. The modern kitchen is equipped with quartz countertops, a walk-in pantry, and stainless steel appliances, while the spacious living and dining areas are ideal for both entertaining and relaxation. Upstairs, you'll discover three cozy bedrooms, including the primary suite, which boasts a private ensuite and walk-in closet. Two additional bedrooms share a full bathroom, and a convenient laundry area completes the upper floor. The lower level features a fully self-contained, legal one-bedroom basement suite with its own private entrance, stainless steel appliances, in-suite laundry, and extra storage—perfect for extended family, guests, or rental income. This property is conveniently located minutes from top-tier amenities, including the Sirocco Golf Club, Spruce Meadows, Gates of Walden, and Shawnessy Village. It's also close to the Silverado Shopping Center, parks, schools, the Somerset Train Station, and public transit. With easy access to McLeod Trail, commuting across the city is a breeze.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









