



THE
A-TEAM

**RE/MAX
FIRST**

1049 CREEKVIEW Drive, Calgary T2X 5X6

MLS®#: **A2183948** Area: **Pine Creek** Listing Date: **12/18/24** List Price: **\$579,900**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,628 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

Finished Floor Area

Abv Sqft: **1,577**
 Low Sqft:
 Ttl Sqft: **1,577**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **High Efficiency** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 5`2"	Living Room	Main	14`4" x 11`10"
Office	Main	4`11" x 4`9"	Dining Room	Main	11`10" x 11`9"
Kitchen	Main	16`5" x 10`11"	Mud Room	Main	7`8" x 4`11"
2pc Bathroom	Main		Bedroom	Upper	11`2" x 8`5"
Bedroom	Upper	12`2" x 8`1"	4pc Bathroom	Upper	
Laundry	Upper	5`5" x 8`1"	Bedroom - Primary	Upper	13`1" x 11`8"
4pc Ensuite bath	Upper				

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **2411541**

Remarks

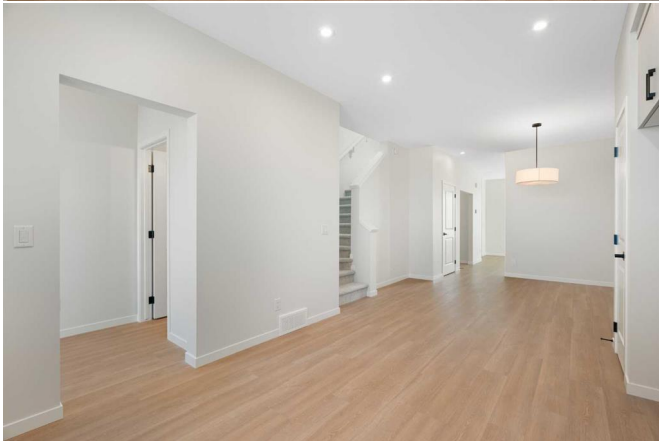
Pub Rmks: **Say hello to the Acme model! Built by award winning builder, Cedarglen Homes, this home is sure to impress. As you enter the home, you'll notice the high 9' ceilings, trendy luxury vinyl plank flooring and super functional floor plan. The main floor features a large great room right as you walk into the home w/ huge windows allowing for loads of natural light. Adjacent to the great room, you'll find the enclosed flex space w/ built-in desk and the spacious dining area. The kitchen boasts quartz countertops, light grey cabinets with soft close drawers, water line to the fridge, SS sink, & loads of pot lights. The builder is offering an allowance of \$6250 for the homeowner to purchase their desired appliances at the builder's preferred supplier! Off the kitchen, you'll find a mud room w/ a bench & coat hooks, the 2 pc powder room, and access to a completed deck! Upstairs, you'll find a total of 3 bedrooms, 2 full baths and laundry! The primary bedroom is a great size - it features a walk in closet & an ensuite w/ dual sinks and a walk in shower. The two additional bedrooms are spacious and the 4 pc bath offers quartz counters and a shower/tub combo. The laundry room is conveniently located upstairs as well and has shelving storage for linens. The basement is unfinished, awaiting your creative touch but offers a separate entrance! Alberta New Home Warranty Program included! Buyer will receive a \$2000 landscaping credit to complete their front landscaping within one year of possession. Imagine spending your weekend afternoons lounging on the front porch enjoying the views of the wetland across the street! Nestled in the serene CreeksView development of SW Calgary, this home offers a lifestyle surrounded by nature. With 4 kilometers of walking trails along Pine Creek, you can enjoy tranquility just steps from your door. Conveniently located near the Township and Shawnessy Shopping Centres, as well as the Sirocco Golf Club, CreeksView blends peaceful living with urban convenience. This property truly has it all—schedule your showing today and make this beautiful home your own! *Ready for possession in January* *Photos are from a different property that is completed, same model but there are different interior finishings for this property. Please see the last 2 photos for floor plan & interior selections of this home.***

Inclusions: **Appliance allowance of \$6,250.00 to be selected through the Builder's supplier.**
Property Listed By: **Royal LePage Benchmark**

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



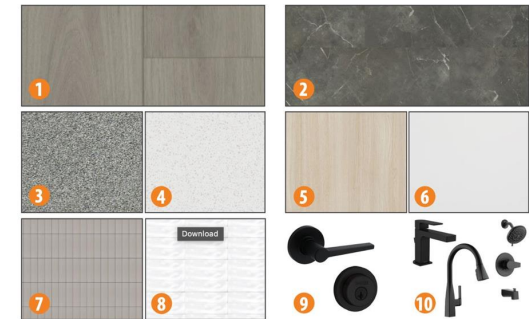








INTERIOR SELECTIONS



- 1. Luxury Vinyl Plank Flooring
- 2. Luxury Vinyl Tile Flooring
- 3. Carpet
- 4. Desk Countertops
- 5. Kitchen Cabinets
- 6. Kitchen & Bathroom Countertops
- 7. Kitchen Wall Tile
- 8. Bathroom Wall Tile
- 9. Door Hardware
- 10. Plumbing

