



THE
A-TEAM

**RE/MAX
FIRST**

31 CREEKSIDE Grove, Calgary T2X 4A8

MLS® #: **A2184011**

Area: **Pine Creek**

Listing Date: **12/18/24**

List Price: **\$879,999**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 19-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,784**
Low Sqft:
Ttl Sqft: **1,784**

Lot Information

Lot Sz Ar: **4,585 sqft**
Lot Shape:

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,Off Street**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Fireplace(s),Forced Air,Humidity Control,Natural Gas**

Construction: **Concrete,Vinyl Siding,Wood Frame**

Sewer:
Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Rain Gutters,Storage**

Flooring: **Carpet,Laminate,Tile**

Kitchen Appl: **Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Garage Control(s),Gas Oven,Gas Stove,Humidifier,Microwave,Oven,Refrigerator,Washer/Dryer,Water Purifier**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	33`8" x 33`1"
Living Room	Main	41`10" x 46`2"
Bedroom	Upper	28`9" x 39`1"

Room	Level	Dimensions
Dining Room	Main	32`7" x 33`8"
Bedroom - Primary	Upper	41`3" x 47`7"
Bedroom	Upper	28`9" x 53`4"

Bonus Room	Upper	50`0" x 45`8"	Mud Room	Main	28`5" x 22`2"
Pantry	Main	12`10" x 22`2"	Hall	Main	21`4" x 46`9"
Laundry	Upper	16`8" x 31`5"	4pc Ensuite bath	Upper	32`7" x 36`11"
3pc Bathroom	Upper	28`5" x 27`11"	2pc Bathroom	Main	9`7" x 18`7"
Walk-In Closet	Upper	21`7" x 16`8"	Other	Main	6`10" x 10`11"
Living Room	Basement	46`2" x 30`11"	Bedroom	Basement	30`11" x 46`2"
3pc Bathroom	Basement	18`1" x 27`8"	Kitchen	Basement	18`10" x 30`1"
Laundry	Basement	13`8" x 17`0"	Other	Basement	6`7" x 9`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1912348**

Zoning: **R-G**

Remarks

Pub Rmks: **For more information, please click Brochure button. Welcome to your dream home in Pine Creek! This stunning, FULLY FURNISHED 2-storey home on a spacious 4,585 sq. ft. corner lot offers modern luxury and smart functionality—ideal for both families and investors. With 3+1 bedrooms, 3.5 bathrooms, and 1,784 sq. ft. of sun-filled living space, this home is designed for comfort and style. The open-concept main floor features bright, expansive windows that flood the space with natural light, creating a welcoming atmosphere. The living room boasts an electric fireplace, while the sleek kitchen offers high-end appliances, designer finishes, and a stunning island, perfect for cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and private 4-piece ensuite. The fully finished, legal basement suite adds incredible value with a spacious bedroom, full bathroom, and separate entrance—ideal for tenants or multi-generational families, offering immediate rental income. The fully finished legal basement suite adds 722 sq. ft. of living space, featuring a spacious bedroom, full bathroom, laundry, and private entrance. Currently tenant-occupied, it provides immediate rental income!!! Step outside to a beautifully landscaped backyard with a double deck—perfect for summer gatherings. An 80 sq. ft. shed provides additional storage, while the double attached garage and extra parking spaces offer convenience. Stay comfortable year-round with central air conditioning. Located in a family-friendly neighborhood close to schools, parks, shopping, and major roads, this home is move-in ready and comes fully furnished with stylish, modern furniture—saving you time and money. Whether you're seeking a beautiful family home or a turnkey investment property, this corner-lot gem has it all! Don't miss this incredible opportunity!**

Inclusions: **Ceiling Lights, Ovens, Dishwashers, Built-in microwaves, Blinds, Curtains, A/C, fully furnished**
 Property Listed By: **Easy List Realty**

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







