



THE
A-TEAM

**RE/MAX
FIRST**

31 CREEKSIDE Grove, Calgary T2X 4A8

MLS® #: **A2184011** Area: **Pine Creek** Listing Date: **12/18/24** List Price: **\$945,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

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

DOM

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

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Fireplace(s),Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Rain Gutters,Storage**

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

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**
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`3" x 10`1"	Dining Room	Main	9`11" x 10`3"
Living Room	Main	12`9" x 14`1"	Bedroom - Primary	Upper	12`7" x 14`6"
Bedroom	Upper	8`9" x 11`11"	Bedroom	Upper	8`9" x 16`3"

Bonus Room	Upper	15`3" x 13`11"	Mud Room	Main	8`8" x 6`9"
Pantry	Main	3`11" x 6`9"	Hall	Main	6`6" x 14`3"
Laundry	Upper	5`1" x 9`7"	4pc Ensuite bath	Upper	9`11" x 11`3"
3pc Bathroom	Upper	8`8" x 8`6"	2pc Bathroom	Main	2`11" x 5`8"
Walk-In Closet	Upper	6`7" x 5`1"	Other	Main	2`1" x 3`4"
Living Room	Basement	14`1" x 9`5"	Bedroom	Basement	9`5" x 14`1"
3pc Bathroom	Basement	5`6" x 8`5"	Kitchen	Basement	5`9" x 9`2"
Laundry	Basement	4`2" x 5`2"	Other	Basement	2`0" x 2`9"

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







