



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CREEKSTONE Manor, Calgary T2X 5W3**

MLS® #: **A2184198**

Area: **Pine Creek**

Listing Date: **12/20/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **2,294**  
Low Sqft:  
Ttl Sqft: **2,294**

DOM

**1**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 14`8"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`10" x 11`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`8" x 9`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`8" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`8" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`1" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 11`1"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 7`9"</b>

5pc Ensuite bath

Upper

10`8" x 9`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2411602

Zoning:

R-G

Remarks

Pub Rmks:

**Welcome to the Front Drive 120 Plan by Anthem Properties. This 4-bedroom home is perfect for families, offering a spacious, open layout designed for both everyday living and entertaining. The main floor seamlessly blends a large kitchen, dining area, and great room, creating a welcoming space for family gatherings and socializing. The kitchen is equipped with quartz counters, upgraded cabinetry and sleek appliances. A cozy fireplace adds warmth to the great room, while a main-floor bedroom and full bath are ideal for guests or multigenerational living. Outside, the 14x10 deck offers a great space for summer barbecues or relaxing as the kids play in the yard. Upstairs, the primary suite is a peaceful retreat, featuring a large walk-in closet and a relaxing ensuite boasting a tiled shower soaker tub and dual vanities. A central bonus room is perfect for family hangouts, surrounded by two additional bedrooms, a full bath, and an upper-floor laundry room with plenty of natural light. The side entry and 9' basement ceilings offer the potential for a legal suite, providing flexibility for extended family or rental income. Premium features like a gas stove, fridge with water and ice, and oversized stairwell windows add even more appeal, while a full builder warranty gives you peace of mind. Located in the desirable Pine Creek community, this home is close to parks, walking paths, and all the amenities a family could need. Move in by fall 2025 and start creating lasting memories in this Anthem Properties home. (Photos are of a showhome with similar layout and do not accurately represent the property for sale)**

Inclusions:

N/A

Property Listed By:

Ally Realty

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







**Standard Plan**



**Front Drive 120**  
 2,344 sq ft  
 2+ bedrooms  
 2 car bedrooms

- Revision Highlights**
- Main floor railing
  - High end tile floor coverings
  - Secondary bedroom space
  - Walk-in closets in secondary bedrooms

**Optional Layouts**



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