



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

32
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
Kitchen	Main	14`8" x 14`8"
Great Room	Main	13`10" x 11`6"
Foyer	Main	13`8" x 9`6"
Laundry	Upper	7`8" x 7`6"
Bedroom	Upper	10`10" x 10`2"
3pc Bathroom	Main	5`8" x 5`0"

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

5pc Ensuite bath

Upper

10`8" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411602

Zoning:
R-G

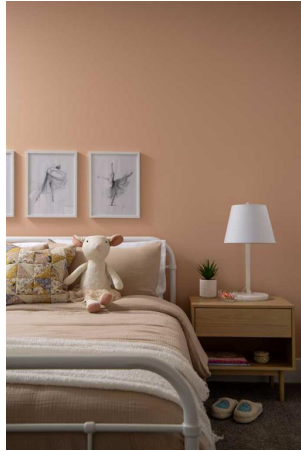
Remarks

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
 3.2+ bathrooms

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

Optional Layouts



© 2024 The McGraw-Hill Companies. All rights reserved. This document is the property of The McGraw-Hill Companies. It is not to be distributed, copied, or reproduced in any form without the prior written permission of The McGraw-Hill Companies.