



THE
A-TEAM

**RE/MAX
FIRST**

764 CREEKSIDE Boulevard, Calgary T2X 5H3

MLS® #: **A2184683**

Area: **Pine Creek**

Listing Date: **01/02/25**

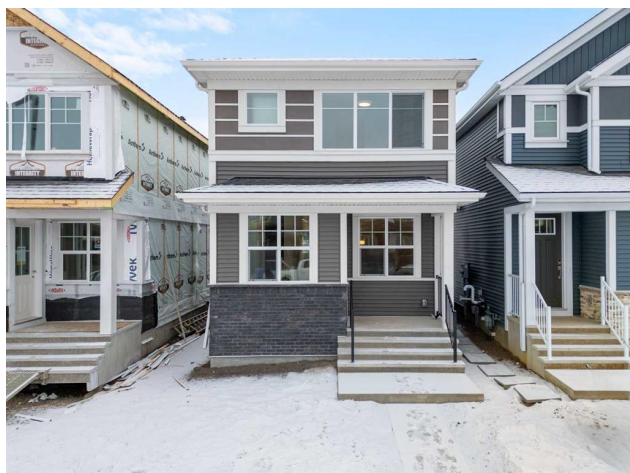
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,809 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

7

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`8"	Dining Room	Main	7`2" x 16`9"
Kitchen	Main	11`7" x 16`9"	Living Room	Main	14`5" x 12`10"
3pc Ensuite bath	Second	8`10" x 4`11"	4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	12`1" x 8`2"	Bedroom	Second	12`1" x 8`3"
Bedroom - Primary	Second	16`5" x 11`4"	4pc Bathroom	Suite	8`7" x 4`10"

Bedroom
Furnace/Utility Room

Suite
Suite

8`8" x 11`7"
6`7" x 11`7"

Kitchen

Suite

14`2" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310778

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to 764 Creekside Blvd: a fully developed detached home featuring a builder-completed legal suite. This brand-new, never-lived-in home is perfect for offsetting your mortgage with rental income or as an investment property. Step into the spacious front entrance, where oversized windows flood the home with natural light, creating a bright and airy feel. The stairwell, accented with modern railing, adds a stylish touch near the foyer. The main floor features an open and functional layout, including a large living and dining area with durable luxury vinyl plank flooring throughout. The upgraded kitchen is a showstopper, offering a gas stove, chimney hood fan, built-in microwave, and ample cabinet space. The kitchen island with a breakfast bar is perfect for casual meals or entertaining guests, while a pantry provides even more storage. A second closet and a convenient 2-piece bathroom near the back entrance complete this level. Upstairs, the primary bedroom offers a walk-in closet and a private ensuite finished with quartz countertops and a walk-in shower. Two additional bedrooms are perfect for kids, guests, or a home office. A 4-piece bathroom, upper-floor laundry, and a large linen closet add to the practicality of this level. The fully developed legal basement suite is a standout feature, including its own full kitchen with a gas stove, a cozy mudroom area, one spacious bedroom, and a 4-piece bathroom. Separate laundry facilities and luxury vinyl plank flooring throughout make this legal suite comfortable and low-maintenance: ideal for renters or extended family. Located in Pine Creek, a vibrant and growing community in Southwest Calgary, this home puts you close to everything you need. Enjoy shopping and dining nearby, or explore parks, pathways, and playgrounds within walking distance. Outdoor activities are just minutes away with Spruce Meadows and the Sirocco Golf Club nearby. Plus, with easy access to Stoney Trail and Macleod Trail, commuting and getting around the city is simple. This bright, spacious home in a fantastic community is ready to welcome you!

Inclusions:
Property Listed By:

N/A
eXp Realty

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







