



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 CREEKSIDE Grove, Calgary T2X 5B2**

MLS®#: **A2186250**      Area: **Pine Creek**      Listing Date: **01/10/25**      List Price: **\$776,925**  
 Status: **Pending**      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: **4,574 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,183**  
 Low Sqft:  
 Ttl Sqft: **2,183**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Living Room	Main	12`0" x 15`4"
Kitchen	Main	13`0" x 15`4"	Dining Room	Main	13`1" x 6`0"
Den	Main	9`11" x 9`3"	Foyer	Main	9`8" x 7`0"
Pantry	Main	8`2" x 5`6"	Mud Room	Main	8`8" x 8`11"
4pc Bathroom	Upper		5pc Ensuite bath	Level 5	
Laundry	Upper	5`1" x 6`4"	Bonus Room	Upper	11`7" x 13`7"
Walk-In Closet	Upper	9`3" x 6`9"	Bedroom - Primary	Upper	13`0" x 15`6"

<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`11"</b>	<b>Bedroom</b> Legal/Tax/Financial	<b>Upper</b>	<b>13`1" x 13`9"</b>
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Title: **Fee Simple**      Zoning: **R-G**

Legal Desc: **2310389**

Remarks

Pub Rmks: **WELCOME to 83 Creekside Grove SW! This 2183 sq ft double front garage home is situated on a CORNER lot with a back lane for large lot needs like extra space and parking! Complete with a side exterior entry, 9' basement foundation, and a simplified rough in package for potential basement development options. With warm and inviting interior selections and an excellent layout, all it's missing is YOU! Work from home? There's a front den/office space. Carrying groceries in the house? There's a massive mudroom and walk through pantry . Love to host? The main floor flow is perfection with loads of natural light and an electric fireplace for added ambiance! All stainless steel appliances are included (French door fridge with water/ice, gas range, built in microwave, dishwasher, chimney hoodfan) plus a spacious and convenient upper laundry room complete with washer and dryer. Upstairs has a large bonus room, great for play. Primary bedroom has a 5 piece ensuite (dual sinks, soaker tub, large shower). All bedrooms are great sizes and have WALK IN CLOSETS! Take a look today!**

Inclusions: **N/A**  
Property Listed By: **Ally Realty**

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









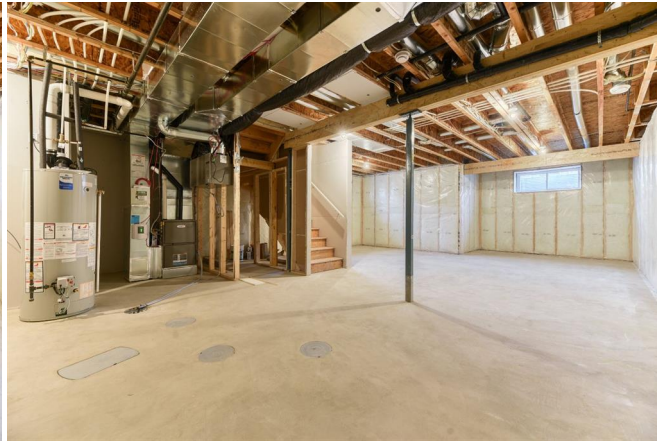












**83 Creekside Grv SW, Calgary, AB**

Main Floor Exterior Area 533.35 sq ft  
Interior Area 535.20 sq ft  
Excluded Area 431.65 sq ft



PREPARED: 2025/01/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**83 Creekside Grv SW, Calgary, AB**

2nd Floor Exterior Area 1243.41 sq ft  
Interior Area 1158.48 sq ft



PREPARED: 2025/01/11



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**83 Creekside Grv SW, Calgary, AB**

Basement (Below Grade) Exterior Area 829.97 sq ft  
Interior Area 731.74 sq ft



PREPARED: 2025/01/11



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