



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2186259**

Area: **Pine Creek**

Listing Date: **01/10/25**

List Price: **\$774,310**

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: **3,692 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,166**  
Low Sqft:  
Ttl Sqft: **2,166**

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
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**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`11" x 13`1"	Bedroom	Upper	13`1" x 10`5"
Bedroom	Upper	11`7" x 11`0"	Walk-In Closet	Upper	9`3" x 6`10"
Walk-In Closet	Upper	5`8" x 5`5"	Walk-In Closet	Upper	5`6" x 5`7"
Bonus Room	Upper	13`9" x 11`8"	Laundry	Upper	5`5" x 6`4"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
2pc Bathroom	Main		Entrance	Main	6`10" x 8`7"
Den	Main	9`4" x 10`0"	Mud Room	Main	8`11" x 8`8"

**Pantry**  
**Dining Room**

**Main**  
**Main**

**7`2" x 5`0"**  
**12`11" x 8`10"**

**Living Room**  
**Kitchen**  
Legal/Tax/Financial

**Main**  
**Main**

**12`1" x 13`8"**  
**12`11" x 12`6"**

Title:  
**Fee Simple**  
Legal Desc:

**2310389**

Zoning:  
**R-G**

Remarks

Pub Rmks: **WELCOME to 63 Creekside Grove SW! This 2166 sq ft double front garage home is situated on a standard lot with a back lane for 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**





















