



THE
A-TEAM

**RE/MAX
FIRST**

130 CREEKSTONE Park, Calgary T2X5E8

MLS®#: **A2187538** Area: **Pine Creek** Listing Date: **01/15/25** List Price: **\$729,400**
 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: **3,279 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,875**
 Low Sqft:
 Ttl Sqft: **1,875**

DOM

7
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	10`6" x 12`4"
Kitchen	Main	9`4" x 11`6"	Dining Room	Main	10`0" x 9`9"
Bedroom	Main	8`9" x 10`7"	Bedroom - Primary	Upper	12`6" x 12`6"

Bedroom
Bonus Room

Upper
Upper

8`5" x 9`10"
12`4" x 14`6"

Bedroom
Bedroom
Legal/Tax/Financial

Upper
Upper

8`5" x 9`10"
8`4" x 9`11"

Title:
Fee Simple
Legal Desc:

2310621

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to The Abbott, a stunning home designed for modern living with exceptional features throughout. The spacious kitchen boasts built-in stainless steel appliances, a Silgranit sink, a dishwasher integrated into the island, and a convenient walk-in pantry. The main floor includes a bedroom and full bath, while the upper floor offers a vaulted bonus room for added space. The 5-piece ensuite features dual sinks, a private water closet, and a beautifully tiled shower. Enjoy luxury finishes like vinyl flooring in the bathrooms, a bank of drawers in the ensuite, and a stylish electric fireplace. The home also includes a gas line for BBQ, a 9' basement ceiling, and a side entrance. Built to 2024 specifications, The Abbott ensures comfort and convenience in every corner. Photos are representative.**

Inclusions:
Property Listed By:

N/A
Bode

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









