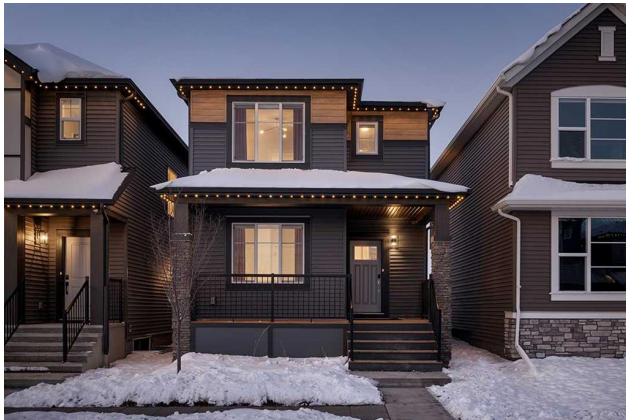


1265 CREEKVIEW Drive, Calgary T2X4Y1

MLS®#: **A2187546** Area: **Pine Creek** Listing **01/15/25** List Price: **\$643,150**
 Status: **Active** County: **Calgary** Change: **-\$21k, 21-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **1,813**
Lot Information Low Sqft:
 Lot Sz Ar: **2,815 sqft** Ttl Sqft: **1,813**
 Lot Shape:

DOM

83
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Yard,Street Lighting**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Entrance,Rain Gutters** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Pantry,See Remarks,Separate Entrance,Smart Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	13`0" x 13`0"
Dining Room	Main	5`8" x 11`11"	Bedroom - Primary	Upper	11`2" x 13`11"
Bedroom	Upper	9`2" x 10`0"	Bedroom	Upper	9`2" x 10`0"
Family Room	Upper	11`2" x 13`10"	Bedroom	Main	11`4" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks:

Discover the Vilano II by Shane Homes in Creekview, a beautifully designed 1814 sq. ft. home perfect for families. This spec home, currently under construction, is situated on a sunshine lot and offers a separate entrance for added convenience. The main floor features a bedroom, full bath, dining nook, and deck, with a spacious open-concept layout. Upstairs, you'll find 3 bedrooms, including an owner's bedroom with a walk-in closet, dual vanity, and stand-up shower, plus a family room for extra living space. Thoughtful design selections include quartz countertops, luxury vinyl plank flooring, plush carpet with 8lb underlay, stylish tile, and included appliances. Possession date to be set by the builder. Photos and elevations are representative of a previous build and for illustration purposes only. Actual elevation style, interior colors, finishes, and upgrades may var. . Photos are representative.

Inclusions:
Property Listed By:

**HRV, Smart Home Package,
Bode Platform Inc.**

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



