



THE
A-TEAM

**RE/MAX
FIRST**

54 CREEKVIEW Gardens, Calgary T0L 0X0

MLS®#: **A2188167** Area: **Pine Creek** Listing Date: **01/17/25** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,794 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,495**
 Low Sqft:
 Ttl Sqft: **1,495**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **None**

Utilities and Features

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

Construction: **Cement Fiber Board,Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`6" x 11`10"	Living Room	Main	12`6" x 11`6"
Bedroom	Upper	8`10" x 9`4"	Bedroom	Upper	9`9" x 8`0"
Bedroom - Primary	Upper	12`6" x 10`9"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 54 Creekview Gardens SW—a stunning and contemporary haven nestled in the vibrant new community of Creekview. This bright and spacious home offers a seamless blend of modern design and functional living. Step through into the inviting sun-drenched open-concept living room, where expansive windows bathe the space in natural light. The heart of the home, the kitchen, boasts a large central island—ideal for casual dining, and entertaining guests. Upstairs, retreat to the expansive primary bedroom, complete with a spa-like ensuite. Indulge in the 6mm glass shower, double vanity, and walk-in closet that promises ample storage. The upper level also features a convenient laundry room, a full bathroom, and generously sized additional bedrooms, perfect for family living or hosting visitors. ** Looking for more space? Ask at the showhome about options for a legal suite or basement development to customize the home to your unique needs. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeys, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school site, conveniently located near the community entrance, ensuring a short and safe walk or bike ride for students. Creekview also features numerous parks, playgrounds, and sports fields, offering ample outdoor recreation opportunities for residents of all ages. **Photos are of the Showhome and may not exactly represent the finished product.**

Inclusions:
Property Listed By: **N//A
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





