



THE
A-TEAM

**RE/MAX
FIRST**

96 CREEKSTONE Landing, Calgary T2X 5E6

MLS®#: **A2188168** Area: **Pine Creek** Listing Date: **01/16/25** List Price: **\$789,900**
 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: **3,278 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,947**
 Low Sqft:
 Ttl Sqft: **1,947**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Fireplace(s), Forced Air** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|----------|----------------|-------------------|----------|-----------------|
| 2pc Bathroom | Main | | 4pc Bathroom | Basement | |
| 4pc Bathroom | Upper | | 3pc Ensuite bath | Upper | |
| Living Room | Main | 12`11" x 15`9" | Dining Room | Main | 10`0" x 11`9" |
| Kitchen | Main | 11`8" x 9`11" | Bedroom - Primary | Upper | 12`11" x 11`11" |
| Bonus Room | Upper | 12`8" x 14`2" | Laundry | Upper | 3`9" x 5`5" |
| Bedroom | Upper | 10`9" x 11`11" | Bedroom | Upper | 11`10" x 13`7" |
| Bedroom | Basement | 13`5" x 8`11" | Family Room | Basement | 10`10" x 12`2" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310621

Remarks

Pub Rmks: **Welcome to this brand-new single-family home built by Trico Homes, featuring a legal finished basement suite—perfectly combining functionality and style. Introducing the Oxford II, one of Trico's most popular models in the West Macleod area. This thoughtfully designed home showcases premium features, starting with an open-concept floorplan that centers around a spacious kitchen. The kitchen includes a walk-through pantry, ample cabinet storage, a central island with an eating bar, and flows seamlessly into the sunlit great room—ideal for entertaining family and friends. Upstairs, you'll find two generously sized secondary bedrooms, a full bathroom, and a convenient laundry room. The master suite features a walk-in closet and a private 3-piece ensuite. At the heart of the upper level is a versatile bonus room, perfect for hosting a large sectional sofa and an entertainment unit—an inviting space for family movie nights. The home boasts luxury vinyl plank flooring throughout and an east-facing backyard, offering both modern finishes and plenty of natural light. Situated steps away from scenic walking trails, parks, and shopping plazas, you'll enjoy easy access to outdoor amenities, restaurants, and retail conveniences.**

Inclusions: **Hood Fan, Refrigerator, dishwasher and stove in basement**

Property Listed By: **Homecare Realty Ltd.**

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







