



THE
A-TEAM

**RE/MAX
FIRST**

80 CREEKSIDE Drive, Calgary T1T 1Z1

MLS®#: **A2188413** Area: **Pine Creek** Listing Date: **01/17/25** List Price: **\$558,075**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1,008 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,539**
 Low Sqft:
 Ttl Sqft: **1,539**

DOM

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

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Cement Fiber Board, Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	12`5" x 9`10"	Pantry	Second	5`7" x 5`6"
Living Room	Second	14`0" x 13`10"	Dining Room	Second	12`5" x 8`1"
Den	Main	9`3" x 7`5"	Foyer	Main	11`5" x 4`11"
Bedroom - Primary	Third	13`0" x 11`1"	Walk-In Closet	Third	4`11" x 4`10"
4pc Ensuite bath	Third	11`0" x 4`11"	Bedroom	Third	11`11" x 8`6"
Bedroom	Third	10`11" x 9`1"	4pc Bathroom	Third	8`6" x 4`11"
Laundry	Third	3`5" x 3`3"	2pc Bathroom	Second	5`6" x 5`1"

Condo Fee:
\$333

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1912348**

Remarks

Pub Rmks: **Welcome to the vibrant community of Sirocco, where luxury and convenience come together seamlessly. This stunning three-bedroom, 2.5-bathroom townhome boasts a host of upgrades that elevate everyday living. As you step inside, the impressive 9' ceilings create a sense of openness and grandeur, setting the stage for the thoughtfully designed interiors. The home features a modern, double-attached garage, ensuring ample space and easy access to your vehicles. The heart of this home is its beautifully appointed kitchen, which showcases upgraded appliances, sleek quartz countertops, and soft-close drawers. These thoughtful touches not only enhance functionality but also add a touch of elegance to your culinary space. The open-concept layout is ideal for entertaining, while the spacious living areas provide the perfect backdrop for both relaxation and social gatherings. Located in the desirable community of Sirocco, you'll enjoy unparalleled convenience with quick access to a variety of amenities. Whether you're an avid golfer, a shopping enthusiast, or simply someone who appreciates having groceries and restaurants nearby, this location has it all. Experience the perfect blend of luxury, comfort, and accessibility in this exceptional home.**

Inclusions: **NA**
Property Listed By: **Real Broker**

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

