



THE
A-TEAM

**RE/MAX
FIRST**

117 CREEKVIEW Manor, Calgary T2X5Y1

MLS®#: **A2188444**

Area: **Pine Creek**

Listing Date: **01/17/25**

List Price: **\$633,700**

Status: **Pending**

County: **Calgary**

Change: **-\$23k, 21-Mar**

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: **1,797**
Low Sqft:
Ttl Sqft: **1,797**

DOM

78
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Kitchen	Main	8`8" x 13`10"
Nook	Main	11`11" x 5`8"	Living Room	Main	13`10" x 13`4"
Bedroom	Main	11`4" x 9`5"	Bedroom - Primary	Upper	11`5" x 14`6"
Bedroom	Upper	10`0" x 9`2"	Bedroom	Upper	10`0" x 9`2"
Family Room	Upper	12`3" x 11`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**
 Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the Vilano II by Shane Homes, a 1,798 sq ft two-story home in CreeksView. This home offers 4 bedrooms and 3 bathrooms, including a main floor flex room that can serve as a bedroom or office. The open-concept main floor features a spacious kitchen with a large island, central dining nook, and cozy living area. Upstairs, the owner's bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms, a central family room, and a conveniently located bathroom. Standard features include 9' main floor ceilings, energy-efficient windows, a high-efficiency furnace, and smart home technology. Situated near parks, schools, and shopping, this home combines comfort and convenience. Photos are representative only.**

Inclusions: **N/A**
 Property Listed By: **Bode Platform Inc.**

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





