



THE
A-TEAM

**RE/MAX
FIRST**

72 CREEKSIDE Path, Calgary T2X5V7

MLS® #: **A2188980**

Area: **Pine Creek**

Listing Date: **01/23/25**

List Price: **\$910,400**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,899 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,715**

Low Sqft:

Ttl Sqft: **2,715**

DOM

9

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Kitchen	Main	8`5" x 18`9"
Dining Room	Main	12`0" x 11`6"	Great Room	Main	15`0" x 14`7"
Flex Space	Main	9`0" x 10`0"	Bedroom - Primary	Upper	15`0" x 16`6"
Bedroom	Upper	10`3" x 10`6"	Bedroom	Upper	10`4" x 13`5"

**Bedroom
Mud Room**

**Upper
Main**

**10`5" x 11`5"
10`9" x 6`0"**

Bonus Room

Upper

12`0" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Introducing the Emerald, a luxurious home designed for comfort and style. The executive kitchen is a standout with built-in stainless steel appliances, a gas cooktop, island with a waterfall edge, Silgranit sink, and a walk-in pantry. The fridge includes an ice and water dispenser for added convenience. The main floor offers a versatile flex room with double doors. Walk-in closets are featured throughout the home, ensuring ample storage. Vinyl flooring is found in the ensuite, main bath, and laundry room, while the 5-piece ensuite includes a tiled shower with a ledge and a bank of drawers in the vanity. The vaulted ceiling in the bonus room enhances the open feel, and the open-to-above foyer creates an inviting entry. An electric fireplace, paint grade railing with iron spindles, and thoughtful details throughout make the Emerald the perfect home for modern living. Photos are representative.**

Inclusions:
Property Listed By:

**N/A
Bode**

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













