



THE
A-TEAM

**RE/MAX
FIRST**

149 CREEKSTONE Hill, Calgary T2X 5G6

MLS®#: **A2189362** Area: **Pine Creek** Listing Date: **01/21/25** List Price: **\$1,089,900**
 Status: **Active** 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: **4,510 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,595**
 Low Sqft:
 Ttl Sqft: **2,595**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`6"	Kitchen	Main	12`4" x 20`6"
Office	Main	9`3" x 7`10"	5pc Ensuite bath	Upper	13`6" x 13`7"
Bedroom	Upper	10`5" x 15`9"	Laundry	Upper	11`10" x 5`10"
Dinette	Main	16`9" x 9`4"	Living Room	Main	16`9" x 12`8"
5pc Bathroom	Upper	13`2" x 5`4"	Bedroom	Upper	10`2" x 14`1"
Bonus Room	Upper	17`5" x 13`6"	Bedroom - Primary	Upper	15`1" x 17`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311521

Remarks

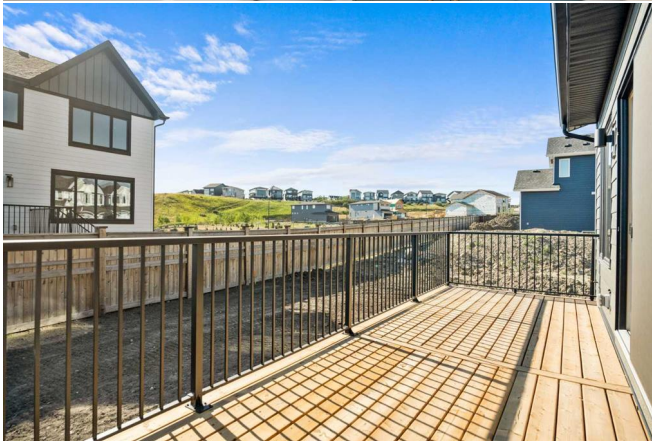
Pub Rmks: **3-bed | 2.5 baths | home office | designer finishes & upgrades | quiet estate enclave | steps from the ravine | Nestled in an estate enclave SURROUNDED BY NATURE, this home's MODERN FARMHOUSE exterior with HARDIE BOARD siding hints at its stylish interior. Inside, beautiful ENGINEERED HARDWOOD floors, designer fixtures & upgrades, and a bright, open layout welcome you. The OFFICE at the front of the home is perfect for remote work. The huge kitchen impresses with TALL CABINETS, QUARTZ COUNTERTOPS, a custom hood fan, and an upgraded appliance package, including a GAS RANGE. The butler's walkthrough pantry offers extra storage. The great room, complete with gas fireplace, is ideal for cozy evenings. The dining room is bathed in natural light and leads to a WEST-FACING DECK where you can relax and enjoy sunsets in your backyard. Upstairs, the large master bedroom offers a luxurious 5-piece ensuite and a large walk-in closet. The CENTRAL BONUS ROOM with a tray ceiling is perfect for rest and relaxation. Two more bedrooms, a main bath, and a convenient upper-floor laundry room complete the upper level. Modern comforts include A/C, a gas-fired TANKLESS HOT WATER HEATER, an Ecobee WiFi-enabled thermostat, an oversized garage, and 9-foot basement ceilings. Located in Hudson in Pine Creek, this home by Crystal Creek Homes offers a peaceful setting you'll fall in love with. Schedule your showing today**

Inclusions:
Property Listed By: **n/a
Real Broker**

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











149 Creekstone Hill SW, Calgary, AB

Main Floor Exterior Area 1163.69 sq ft
Interior Area 1261.69 sq ft
Excluded Area 261.69 sq ft



PREPARED: 2024/06/10



White regions are excluded from total floor area in QUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

149 Creekstone Hill SW, Calgary, AB

2nd Floor Exterior Area 1441.30 sq ft
Interior Area 1556.00 sq ft
Excluded Area 33.30 sq ft



PREPARED: 2024/06/10



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