



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 CREEKSTONE Hill, Calgary T2X 5G6**

MLS® #: **A2189362**

Area: **Pine Creek**

Listing Date: **01/21/25**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **-\$90k, 20-Mar**

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

**90**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Cement Fiber Board,Stone,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

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           |
|---------------------|--------------|----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>  | <b>4`11" x 5`6"</b>  |
| <b>Office</b>       | <b>Main</b>  | <b>9`3" x 7`10"</b>  |
| <b>Bedroom</b>      | <b>Upper</b> | <b>10`5" x 15`9"</b> |
| <b>Dinette</b>      | <b>Main</b>  | <b>16`9" x 9`4"</b>  |
| <b>5pc Bathroom</b> | <b>Upper</b> | <b>13`2" x 5`4"</b>  |
| <b>Bonus Room</b>   | <b>Upper</b> | <b>17`5" x 13`6"</b> |

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>12`4" x 20`6"</b>  |
| <b>5pc Ensuite bath</b>  | <b>Upper</b> | <b>13`6" x 13`7"</b>  |
| <b>Laundry</b>           | <b>Upper</b> | <b>11`10" x 5`10"</b> |
| <b>Living Room</b>       | <b>Main</b>  | <b>16`9" x 12`8"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>10`2" x 14`1"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>15`1" x 17`7"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2311521**

Remarks

Pub Rmks:

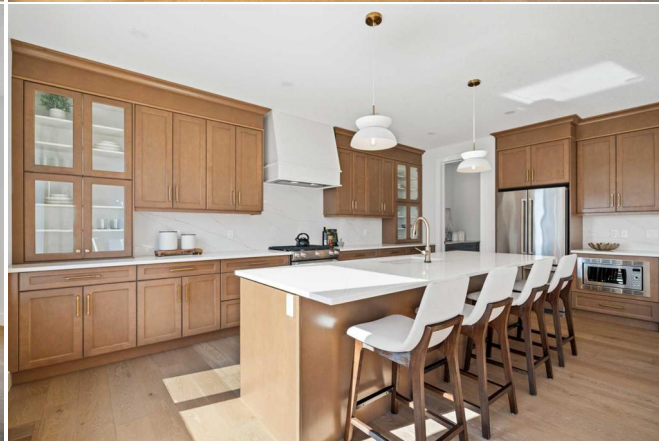
**3-bed | 2.5 baths | home office | designer finishes & upgrades | quiet estate enclave | steps from the ravine | Nestled in an estate enclave SURROUNDED BY NATURE, this home's MODERN FARMHOUSE exterior with HARDIE BOARD siding hints at its stylish interior. Inside, beautiful ENGINEERED HARDWOOD floors, 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 Calgary's Best Kept Secret, Hudson in Pine Creek, this home by Crystal Creek Homes offers a peaceful setting you'll fall in love with. Schedule your showing today!**

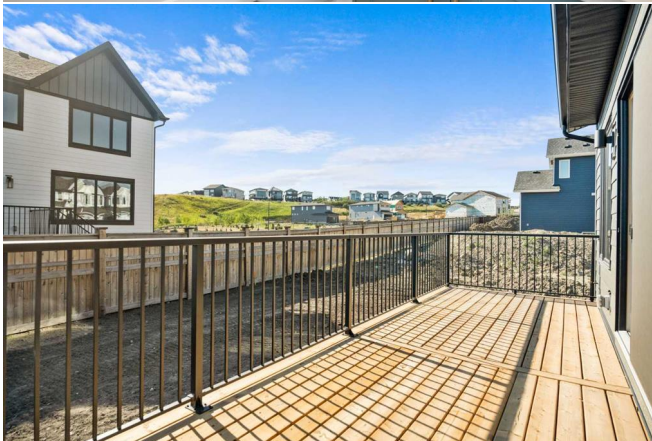
Inclusions:  
Property Listed By:

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 1103.00 sq ft  
Interior Area 1081.00 sq ft  
Excluded Area 581.00 sq ft



149 Creekstone Hill SW, Calgary, AB

2nd Floor  
Exterior Area 1441.00 sq ft  
Interior Area 1350.00 sq ft  
Excluded Area 33.00 sq ft

