



THE
A-TEAM

**RE/MAX
FIRST**

209 CREEKSTONE Hill, Calgary T2X5G6

MLS®#: **A2189364** Area: **Pine Creek** Listing Date: **01/21/25** List Price: **\$999,900**
 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: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,512**
 Low Sqft:
 Ttl Sqft: **2,512**

DOM

11
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: **Brick,Cement Fiber Board,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311521

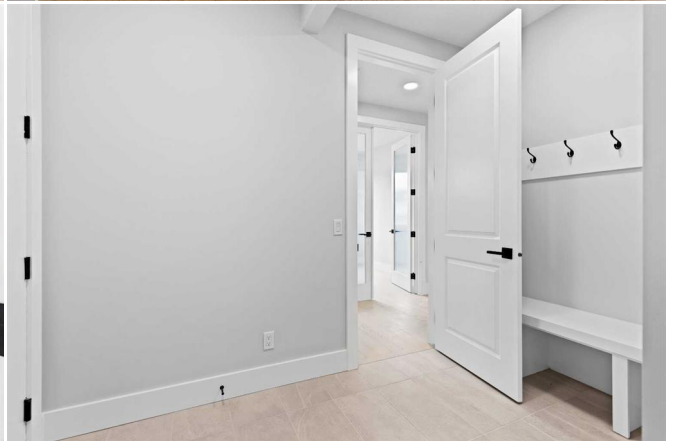
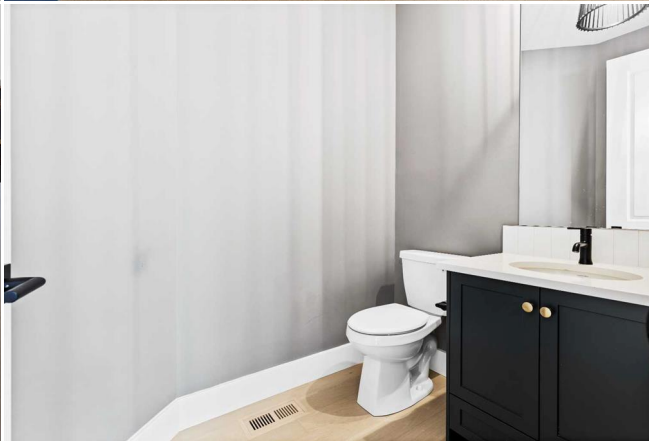
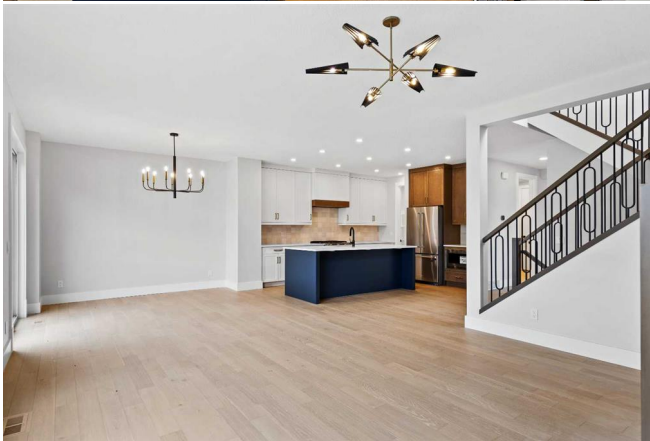
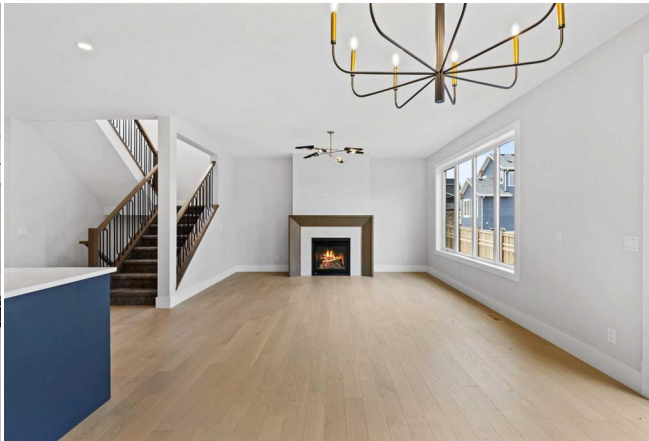
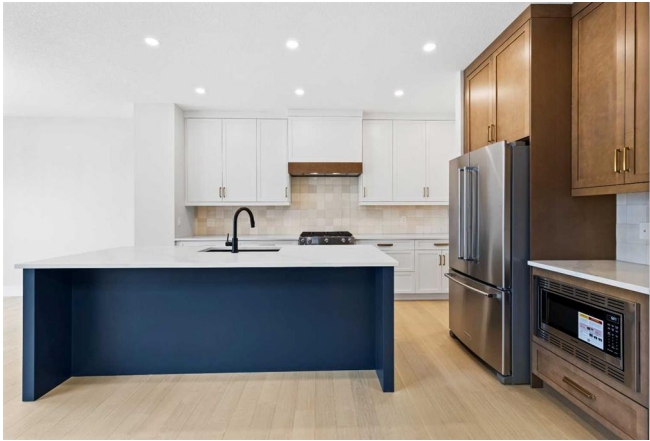
Remarks

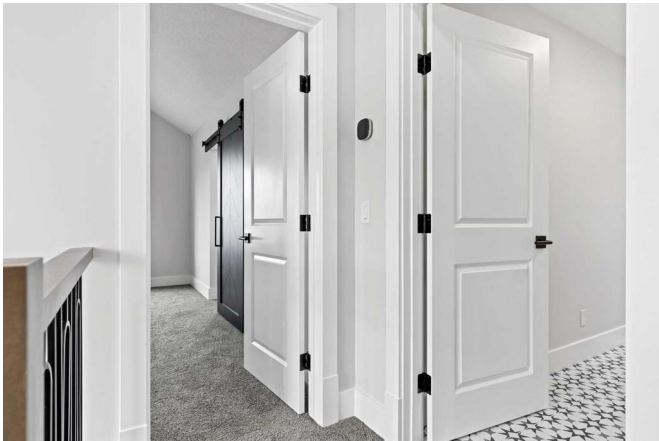
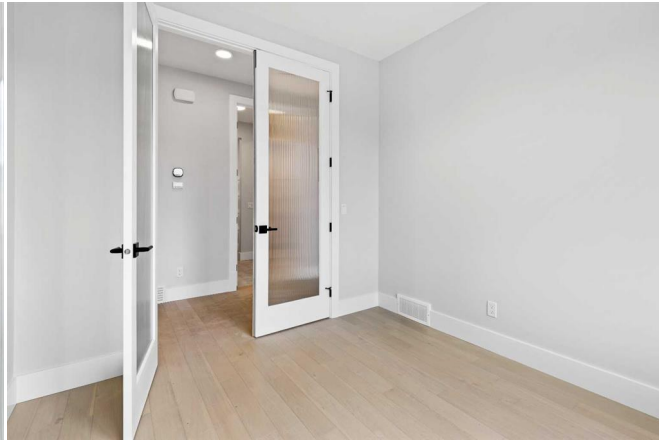
Pub Rmks: **** 3 BEDS | 2.5 BATHS | HOME OFFICE | HIGH-END FINISHES & UPGRADES | QUIET ESTATE ENCLAVE | STEPS FROM THE RAVINE.** Nestled in a quiet estate area surrounded by nature, this home boasts a stylish modern farmhouse design with durable Hardie board siding. Inside, you'll find beautiful engineered **HARDWOOD** floors, designer fixtures, and a bright, open layout. The front office is perfect for working from home. The kitchen features tall cabinets, quartz countertops, a custom hood fan, and upgraded appliances, including a gas range. The great room, with its gas fireplace and tile surround, is ideal for cozy evenings. The dining room, filled with natural light, opens to a **LARGE DECK**, perfect for outdoor dining and entertaining. Upstairs, the spacious master bedroom includes a luxurious 5-piece ensuite and a large walk-in closet. The bonus room is perfect for family relaxation. Two more bedrooms, a main bath, and an upper-floor laundry room complete the second floor. Modern features include a gas-fired **TANKLESS WATER HEATER**, an Ecobee WiFi-enabled thermostat, A/C, and an oversized garage. Enjoy peace of mind with the new home warranty protecting your investment. Schedule your showing today!

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

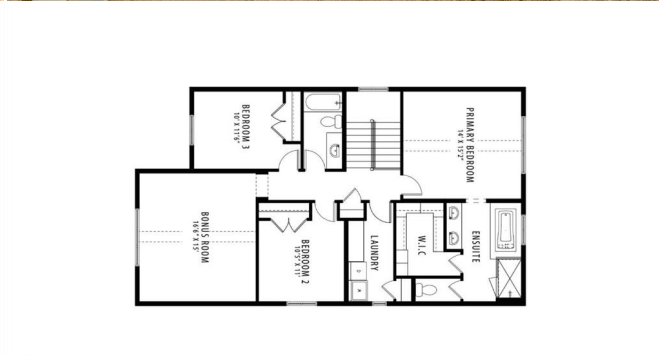
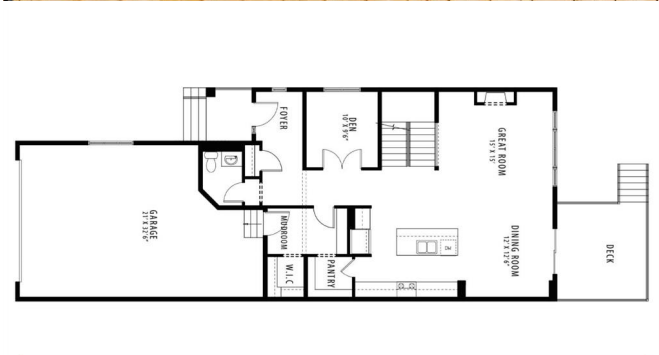
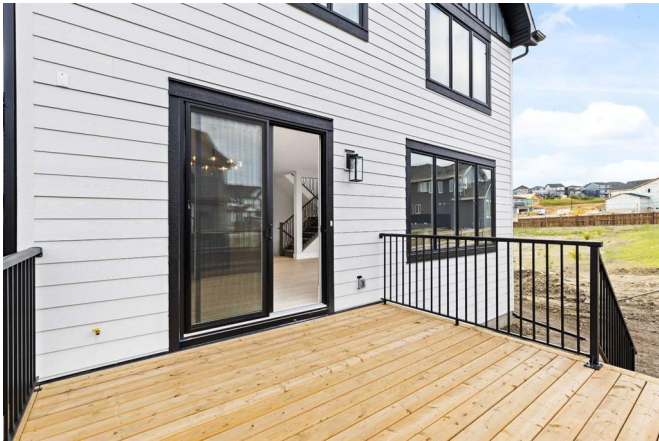
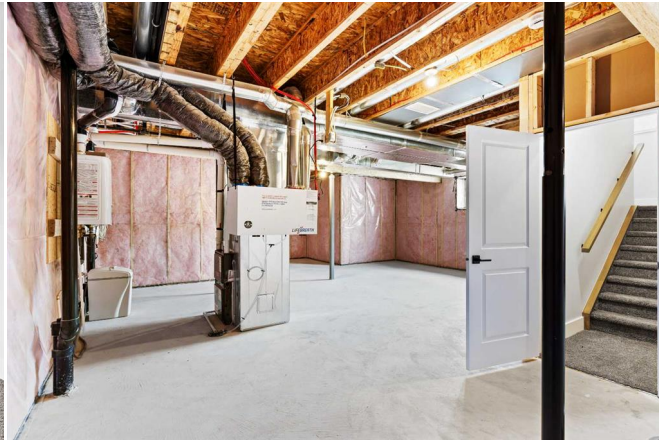
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











209 Creekstone Hill SW Main Floor

209 Creekstone Hill SW Upper Floor

