



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**84 CREEKSIDE Drive, Calgary T0L0X0**

MLS®#: **A2189746**

Area: **Pine Creek**

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

List Price: **\$509,145**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,545**  
Low Sqft:  
Ttl Sqft: **1,545**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Close to Clubhouse,Creek/River/Stream/Pond,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 12`6"</b>
<b>Den</b>	<b>Lower</b>	<b>7`5" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 9`3"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 14`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 8`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$338**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

Legal Desc: **TBD**

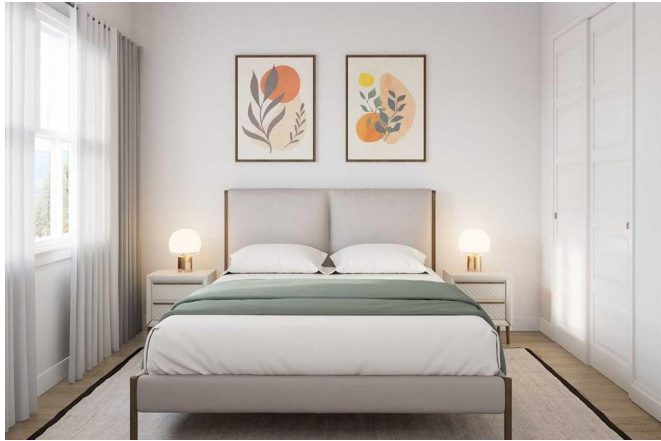
Remarks

Pub Rmks: **Welcome to the vibrant community of Sirocco, where luxury and convenience come together seamlessly. This stunning 3-bedroom, 2.5-bathroom townhome boasts a host of upgrades that elevate everyday living. As you step inside, the impressive 9' ceilings create a sense of openness and grandeur, setting the stage for the thoughtfully designed interiors. The home features a modern, double-attached garage, ensuring ample space and easy access to your vehicles. The heart of this home is its beautifully appointed kitchen, which showcases upgraded appliances, sleek quartz countertops, and soft-close drawers. These thoughtful touches not only enhance functionality but also add a touch of elegance to your culinary space. The open-concept layout is ideal for entertaining, while the spacious living areas provide the perfect backdrop for both relaxation and social gatherings. 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**





### Floorplan D1.2

±1,456 sqft

