



THE
A-TEAM

**RE/MAX
FIRST**

327 CREEKSIDE Way, Calgary T2X 5B2

MLS®#: **A2189812** Area: **Pine Creek** Listing Date: **01/24/25** List Price: **\$805,800**
 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: **3,907 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,956**
 Low Sqft:
 Ttl Sqft: **1,956**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Bedroom - Primary	Upper	13`0" x 13`6"
Bedroom	Upper	9`4" x 16`0"	Bedroom	Upper	9`3" x 10`5"
Den	Main	9`11" x 9`3"	Dining Room	Main	13`0" x 9`1"
Foyer	Main	9`7" x 7`0"	Kitchen	Main	13`0" x 12`3"
Living Room	Main	12`0" x 13`8"	Mud Room	Main	8`8" x 8`11"

Laundry	Upper	10`6" x 6`8"	Walk-In Closet Legal/Tax/Financial	Upper	9`3" x 5`8"
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Title: Fee Simple	Zoning: R-G
Legal Desc: 2310389	

Remarks

Pub Rmks: **Beautiful home backing onto Greenspace in serene Sirocco of Pine Creek! This home features a lovely open to above feature to take advantage of maximum light from the huge wall of windows and privacy of no neighbors behind you. Gorgeous interior selections make this home a home with timeless white cabinetry, champagne bronze hardware, warm oak style flooring and stylish concrete look tile. The main floor is ideal with a den/office at the front, huge walk through pantry and mudroom, perfect flow to the living/kitchen/dining. Also comes with a side exterior entry, 9' basement foundation, and a simplified rough in package for potential basement development options. Upstairs has 3 great bedrooms - all with walk in closets, a full laundry room, 4 piece main bath and a luxurious ensuite with tiled shower, dual vanity, large tub to soak away the day! Take possession right away!**

Inclusions:
Property Listed By: **N/A**
Ally Realty

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











