



THE
A-TEAM

**RE/MAX
FIRST**

178 CREEKSTONE Drive, Calgary T2X5L1

MLS®#: **A2190050**

Area: **Pine Creek**

Listing Date: **01/24/25**

List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,672**
Low Sqft:
Ttl Sqft: **1,672**

DOM

9

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Pantry, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Second	43`3" x 29`9"
Kitchen	Second	48`11" x 40`2"
Furnace/Utility Room	Main	30`1" x 11`6"
Foyer	Main	22`8" x 16`5"
Bedroom - Primary	Third	37`6" x 48`2"
Bedroom	Third	33`11" x 40`2"

Room	Level	Dimensions
2pc Bathroom	Second	17`6" x 29`0"
Living Room	Second	52`3" x 38`0"
Bedroom	Main	37`6" x 29`6"
4pc Ensuite bath	Third	26`3" x 16`2"
4pc Bathroom	Third	17`6" x 25`8"
Bedroom	Third	39`11" x 30`7"

Legal/Tax/Financial

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

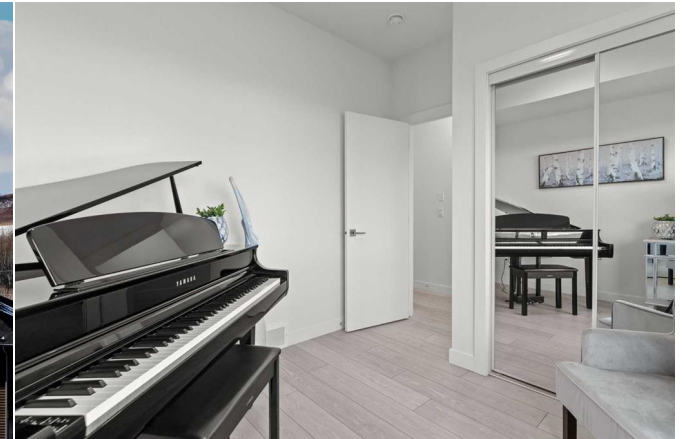
Legal Desc: **2312500**

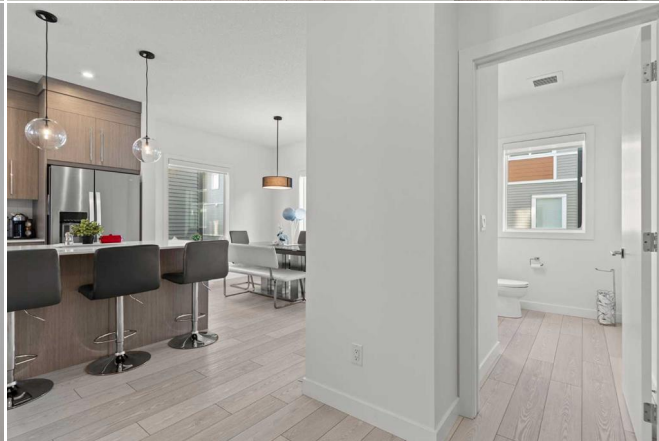
Remarks

Pub Rmks: **Welcome to 178 Creekstone Drive—PET FRIENDLY & MOUNTAIN VIEWS! Discover this stunning, one year old, 3-storey townhouse built by Truman, perfectly located in the friendly neighborhood of Pine Creek in SW Calgary. With 1672 SF of beautifully designed living space, this home features 4 bedrooms and 2.5 baths, offering versatility and comfort for all households. The 4th bedroom, located on the main floor, is perfect as a home office, gym, or yoga room, making it ideal for gig workers or anyone seeking a dedicated workspace. A gorgeous kitchen showcasing quartz countertops, sleek stainless steel appliances, a double-door pantry with ample shelving, modern light fixtures, and an island with storage that accommodates 3-4 bar stools. The open-concept layout seamlessly connects the kitchen to the dining area, which fits a table for 8, and the living space, all bathed in natural light. Step out onto the huge west-facing balcony to enjoy breathtaking MOUNTAIN VIEWS, host barbecues with friends, or relax with your morning coffee or an evening glass of wine. Upstairs, you'll find two generously sized bedrooms with a shared bath, along with a spacious primary retreat that easily fits a king bed. This private sanctuary boasts stunning mountain views, a luxurious ensuite, and a modest walk-in closet. Convenience meets practicality with upstairs laundry. This home is complete with thoughtful details, including luxury vinyl plank blond flooring, modern light fixtures, and a fully insulated & HEATED double-car attached garage. The garage also includes hidden storage for skis, outdoor toys, or christmas decorations plus a convenient spigot for washing vehicles or gear. Parking is a breeze with additional space in front of the unit. Located in a pet-friendly condominium community with low condo fees, this property offers exceptional access to Stoney Trail, Hwy 2A, Macleod Trail, golf courses, parks, and top-rated schools. Whether you're a first-time homebuyer, a growing family, or someone looking to downsize, this townhouse provides the perfect blend of comfort, functionality, and location. Book your showing today!**

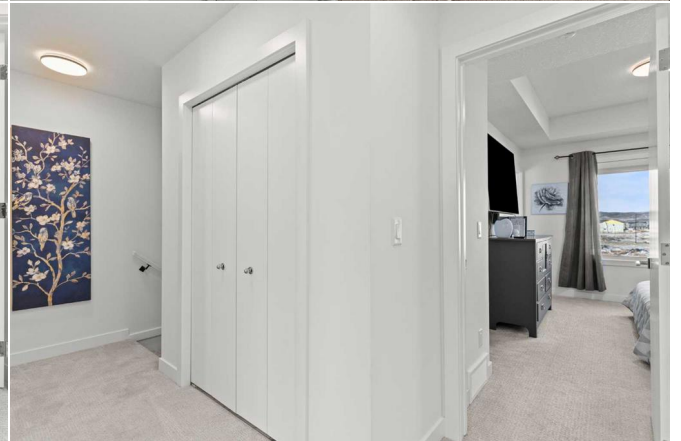
Inclusions:
Property Listed By: **n/a**
The Real Estate District

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













178 Creekstone Dr SW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1072.79 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2020/01/01

