



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21310 SHERIFF KING Street, Calgary T2X 5G7**

MLS®#: **A2190174**

Area: **Pine Creek**

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

List Price: **\$680,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,747**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,747**

Lot Sz Ar:

**2,680 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Parking Pad**

DOM

**13**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>8`6" x 5`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`6" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 11`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 13`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`3" x 4`2"</b>	<b>Office</b>	<b>Main</b>	<b>10`10" x 8`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`10" x 6`2"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>11`9" x 11`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 3`3"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`9" x 6`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`1" x 5`2"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>12`2" x 8`1"</b>

<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`1"</b>	<b>Living Room</b>	<b>Lower</b>	<b>12`4" x 6`8"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>12`9" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`5" x 8`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 11`1"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>7`11" x 4`10"</b>	<b>Laundry</b>	<b>Lower</b>	<b>4`9" x 3`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2312011**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **This stunning brand-new home is a masterpiece of thoughtful design, offering 5 bedrooms (3 upstairs and 2 in the basement), 4.5 bathrooms, a main-floor office, and a fully legal 2-bedroom, 2-bathroom basement suite. The 'Cohen' model by Excel Homes features over 2,300 square feet of modern living space across three beautifully finished levels. Nestled in the sought-after community of Pine Creek, this move-in-ready home boasts a spacious backyard and a picturesque location directly across from a serene pond. The main floor is bathed in natural light, thanks to expansive west-facing windows, and offers an open-concept layout with soaring 9-foot ceilings. The stylish kitchen is equipped with full-height cabinetry, a large central island, a pantry, and stainless-steel appliances, including a French-door fridge, range, chimney-style hood fan, and built-in microwave. Adjacent to the kitchen, the main-floor office provides a quiet space for work and features direct access to the backyard. Upstairs, a central bonus room separates the luxurious primary suite from two additional bedrooms for added privacy. The primary suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. A full bathroom, laundry room, and two more spacious bedrooms complete the upper level. The legal basement suite is move-in ready and perfect for multi-generational living or rental income. It features its own mechanical system, a full kitchen with a pantry, a living/dining area, 2 large bedrooms, 2 full bathrooms, and in-suite laundry. The backyard provides access to a double parking pad, ready for a detached garage, and the home is backed by a builder's warranty and the Alberta New Home Warranty for your peace of mind. This exceptional property combines modern design, functionality, and an unbeatable location, making it the perfect place to call home.**

Inclusions:  
 Property Listed By: **Basement Appliances to include Refrigerator, Dishwasher, Stove, Microwave Hood Fan, Washer/Dryer  
 Real Broker**

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











