

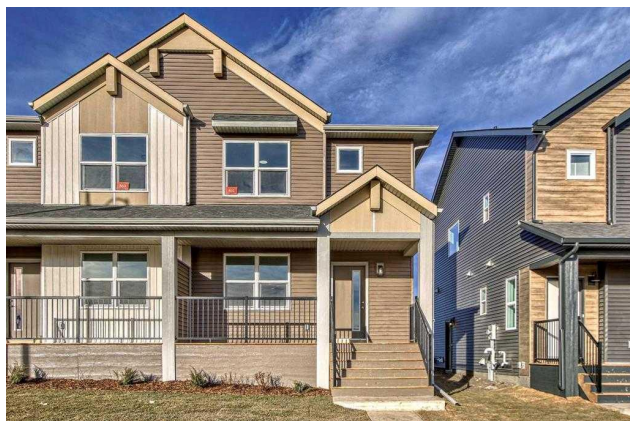


THE
A-TEAM

**RE/MAX
FIRST**

855 CREEKSIDE Boulevard, Calgary T2X 5G9

MLS®#: **A2190237** Area: **Pine Creek** Listing Date: **02/01/25** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **3,379 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,494**
 Low Sqft:
 Ttl Sqft: **1,494**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Up/Down**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Lighting**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bonus Room	Second	9`9" x 12`11"	Storage	Basement	3`9" x 9`7"
Kitchen	Basement	13`9" x 7`10"	3pc Bathroom	Basement	
Bedroom - Primary	Second	10`7" x 14`5"	3pc Ensuite bath	Second	
Living Room	Main	13`1" x 16`3"	Kitchen	Main	13`0" x 12`8"
Living/Dining Room Combination	Basement	13`9" x 9`9"	Laundry	Basement	3`1" x 3`6"
Bedroom	Basement	11`9" x 10`8"	Bedroom	Second	9`4" x 10`6"

Laundry
3pc Bathroom
Dining Room

Second
Second
Main

3`5" x 4`2"
13`1" x 10`0"

Bedroom
2pc Bathroom

Second
Main

9`3" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310778

Zoning:
R-Gm

Remarks

Pub Rmks: **Discover this exceptional 1-year-old home designed for luxury, comfort, and smart investment potential! Built by renowned Shane Homes, this property features a legal basement suite—a fantastic mortgage helper or rental opportunity. Step inside to an open-concept floor plan with 3 spacious bedrooms, 2.5 baths, and modern finishes throughout. The gourmet kitchen boasts high-end cabinetry, quartz countertops, a large island with an eating bar, and stainless steel appliances—perfect for entertaining! Luxury laminate flooring flows seamlessly through the main level, leading to a sunny back deck and a fully sodded front yard. Downstairs, the fully finished basement suite offers a generous living space, full kitchen, and a large bedroom, ideal for tenants or extended family. Located in a prime neighborhood, this home is steps from golf courses, shopping, public transit, and the future LRT & recreation center.**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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







