



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292 CREEKSTONE Path, Calgary T2X 4X9**

MLS®#: **A2190258**      Area: **Pine Creek**      Listing Date: **02/05/25**      List Price: **\$779,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$6k, 08-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,390 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area  
 Abv Sqft: **2,074**  
 Low Sqft:  
 Ttl Sqft: **2,074**

DOM

**62**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Playground,Rain Gutters**  
 Construction: **Concrete,Post & Beam,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`2" x 4`9"	Dining Room	Main	11`7" x 10`11"

Kitchen	Main	11`7" x 14`0"	Living Room	Main	11`4" x 17`7"
Flex Space	Main	11`7" x 9`6"	4pc Bathroom	Upper	9`10" x 5`0"
5pc Ensuite bath	Upper	8`8" x 11`11"	Bedroom	Upper	11`1" x 12`5"
Bedroom	Upper	11`5" x 9`11"	Bonus Room	Upper	15`1" x 13`5"
Laundry	Upper	8`0" x 8`7"	Bedroom - Primary	Upper	13`10" x 14`0"
4pc Bathroom	Basement	7`8" x 5`0"	Bedroom	Basement	11`2" x 9`11"
Bedroom	Basement	8`9" x 12`1"	Kitchen	Basement	10`0" x 10`3"
Game Room	Basement	14`8" x 16`1"	Furnace/Utility Room	Basement	11`5" x 10`5"

Legal/Tax/Financial

Title: Fee Simple      Zoning: R-G  
 Legal Desc: 2210525

Remarks

Pub Rmks: **Welcome to this EXQUISITE HOME in Calgary's thoughtfully designed community of Pine Creek—a neighborhood unlike any other. With over half of the area preserved as an environmental reserve, residents enjoy breathtaking views of Southern Alberta and serene natural surroundings. This CHARMING RESIDENCE boasts a **Legal Suite**, offering a fantastic opportunity for homeowners. With a **total finished area of 2,868.3 sq. ft.**, this home is designed for both comfort and functionality. The **main level** features **9' ceilings**, a dedicated office space, and durable vinyl plank flooring, all seamlessly paired with elegant designer finishes and neutral tones. The inviting living room is centered around a sleek fireplace, creating a warm and cozy ambiance, while the sunlit dining area, surrounded by windows, offers a picturesque setting for meals and gatherings. A conveniently located den near the entrance provides a quiet and practical workspace. Upstairs, a **spacious bonus room** is perfect for family movie nights or game days. This level also includes a **laundry room** and three generously sized bedrooms. The **luxurious 5-piece ensuite** is designed for ultimate comfort, complete with **dual sinks**, a deep soaker tub, and a separate shower. The **fully finished Legal Suite** includes **2 bedrooms**, a living room, a full kitchen, and a 4-piece bathroom, making it an excellent mortgage helper. Adding to its charm, this home includes a **double attached garage**, enhancing its impressive curb appeal. Prime Location & Nearby Amenities: Close to shopping, grocery stores, parks, banks, and schools. Don't miss this incredible opportunity—**book your showing today!****

Inclusions: Blinds  
 Property Listed By: Executive Real Estate Services

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







