



THE
A-TEAM

**RE/MAX
FIRST**

158 CREEKSIDE Drive, Calgary T2X 4A8

MLS®#: **A2190827** Area: **Pine Creek** Listing Date: **01/31/25** List Price: **\$680,000**
 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: **2021**
Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,572**
 Low Sqft:
 Ttl Sqft: **1,572**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`10" x 6`0"	Kitchen	Main	9`0" x 14`3"
Dining Room	Main	10`3" x 12`6"	Living Room	Main	13`1" x 13`1"
2pc Bathroom	Main	4`8" x 4`8"	Mud Room	Main	3`7" x 6`8"
Bedroom - Primary	Upper	13`4" x 13`6"	4pc Ensuite bath	Upper	5`3" x 10`2"
Bedroom	Upper	9`4" x 10`0"	Bedroom	Upper	9`4" x 10`0"
4pc Bathroom	Upper	4`11" x 9`2"	Laundry	Upper	2`10" x 5`7"
Kitchen	Suite	8`10" x 11`2"	Living/Dining Room Combination	Suite	12`2" x 15`3"

Bedroom
Laundry
Furnace/Utility Room

Suite
Suite
Lower

9`8" x 9`10"
3`0" x 3`4"
6`9" x 8`6"

4pc Bathroom
Storage

Suite
Suite

4`11" x 7`1"
3`6" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912348

Zoning:
R-G

Remarks

Pub Rmks:

An incredible turnkey investment opportunity—this stunning half duplex with a legal secondary suite offers style, functionality, and income potential in one of Calgary’s newest communities! The main unit is thoughtfully designed with 3 spacious bedrooms and 2.5 bathrooms, providing ample space for families or professionals. The gourmet chef’s kitchen features ceiling-height soft-close cabinetry, stone countertops, and a gas range, seamlessly connecting to a generous living room, dining area, mudroom, and half bath. Upstairs, enjoy the convenience of full-sized laundry, a luxurious primary bedroom with a coffered ceiling, walk-in closet, and spa-inspired ensuite with a double vanity and deep soaker tub. Two additional bedrooms and a full bathroom complete this level. The legal basement suite is equally impressive, featuring 9-foot ceilings, oversized windows, and premium finishes throughout—from designer tiles to wide plank flooring and LED pot lights. With a private entrance, full kitchen, and in-suite laundry, it’s ready to generate rental income from day one. The fully fenced backyard is complete with sod and a large deck, perfect for relaxing or entertaining. The property also includes a double detached garage, offering secure parking and additional storage. Located in the sought-after community of Creekstone in Pine Creek, this home is steps from green spaces, future amenities, and exciting new developments, making it a prime location for both homeowners and tenants. Live comfortably while generating rental income or expand your investment portfolio with this exceptional property!

Inclusions:
Property Listed By:

**Basement Suite: Electric Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer, Dryer
CIR Realty**

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







