



THE
A-TEAM

**RE/MAX
FIRST**

126 CREEKSIDE Way, Calgary T2X4B1

MLS®#: **A2191150** Area: **Pine Creek** Listing Date: **01/30/25** List Price: **\$939,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,692 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,439**
 Low Sqft:
 Ttl Sqft: **2,439**

DOM

3
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Low Maintenance Landscape,Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden**

Construction: **Concrete,Mixed**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"	Bedroom	Main	12`7" x 10`6"
Dining Room	Main	12`5" x 10`8"	Kitchen	Main	11`2" x 14`7"
Laundry	Main	6`1" x 8`10"	4pc Bathroom	Second	10`1" x 5`10"
4pc Bathroom	Second	9`5" x 5`1"	5pc Ensuite bath	Second	10`4" x 11`1"
Bedroom	Second	9`5" x 14`7"	Bedroom	Second	10`1" x 9`2"
Family Room	Second	15`4" x 16`4"	Bedroom - Primary	Second	14`4" x 16`6"

Walk-In Closet
Bedroom
Kitchen
Bedroom

Second
Basement
Basement
Second

10`4" x 5`0"
11`1" x 18`10"
16`5" x 17`1"
11`1" x 18`10"

3pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

5`3" x 8`2"
12`1" x 15`9"
3`11" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912348

Zoning:
R-1s

Remarks

Pub Rmks: **Discover this highly customized dream home in a serene, nature-filled community, offering 7 bedrooms, 5 bathrooms, a 2-car garage, and a 2-bedroom legal basement suite for rental income. The main floor includes a spacious office with a feature wall, an open-concept living room with a fireplace, and a chef's kitchen featuring quartz countertops, built-in oven, gas range, chimney hood, and a spice kitchen with electric cooktop and extra cabinets. Upstairs, the master suite boasts a walk-in closet, a spa-like ensuite with a jacuzzi tub, and three more spacious bedrooms, with 2 other additional bathrooms. A bonus room with a fireplace, LVP flooring, built-in Bluetooth speakers, and a Kinetico water system enhance comfort. Outside, enjoy a deck, 500 customizable LED roof lights, and a backyard with no rear neighbour's, overlooking the mountains. Just 5 minutes from amenities and 12 minutes to the LRT, this home is a perfect blend of luxury and convenience.**

Inclusions:
Property Listed By:

N/A
KIC Realty

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









