

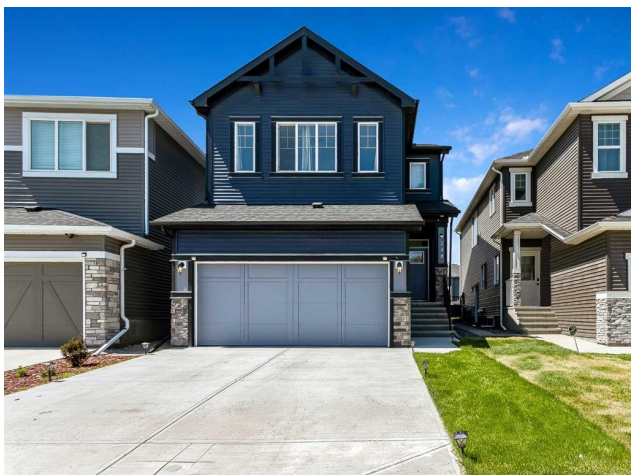


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 CREEKSTONE Path, Calgary T2X 4X8**

MLS® #: **A2191256**      Area: **Pine Creek**      Listing Date: **01/31/25**      List Price: **\$767,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,584 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,280**  
 Low Sqft:  
 Ttl Sqft: **2,280**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Landscaped,Lawn,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Other,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>35`3" x 38`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>35`10" x 38`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>36`4" x 45`1"</b>	<b>Office</b>	<b>Main</b>	<b>33`11" x 35`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>42`5" x 51`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>32`7" x 35`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>32`7" x 34`5"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>40`2" x 51`1"</b>

Laundry  
5pc Bathroom

Upper  
Upper

20`6" x 24`7"

5pc Ensuite bath  
2pc Bathroom  
Legal/Tax/Financial

Upper  
Main

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2210525**

Remarks

Pub Rmks: **\*\*\*OPEN HOOUSE THIS SATURDAY FEBRUARY 22nd, 12 - 4 PM\*\*\* Welcome to this beautifully upgraded Trico Concord model, nestled in the highly sought-after and vibrant community of Pine Creek! From the moment you step inside, you're greeted by wide-plank LVP flooring and soaring 9' ceilings that flow throughout the open-concept main floor. The front-facing den is the perfect space for a home office or a cozy children's play area. A series of west-facing windows bathe the main floor in natural sunlight, creating a bright, inviting atmosphere. The gourmet kitchen is a chef's dream, featuring a massive quartz waterfall island with an eating bar, upgraded stainless steel appliances, a gas range, full height cabinets, and a spacious pantry. The dining area is generously sized, perfect for hosting large gatherings with family and friends. The living room, anchored by a modern linear electric fireplace, offers a stylish and comfortable space to relax. Upstairs, a centrally located bonus room provides a versatile space for entertainment or relaxation. You'll also find a convenient laundry room, two generously sized bedrooms, and a 5-piece guest bathroom complete with quartz countertops and a linen closet. The master suite is a true retreat, easily accommodating king-sized furniture and offering a luxurious 5-piece ensuite featuring dual sinks, quartz counters, a soaker tub, and a glass-enclosed shower. The basement, with its 9' ceilings, is ready and waiting for your personal touch, offering ample potential for customization. The double-attached garage is insulated and roughed-in for an EV charger and heat, ensuring year-round comfort. Step outside and enjoy your sunny west-facing backyard, complete with a composite deck, professional landscaping, and a full privacy fence. This barely-lived-in home is loaded with upgrades, including custom landscaping, window coverings, fencing, and a deck—features you'd typically need to invest in with a new build. Why wait for construction when you can move in and start enjoying these enhancements right away, without any extra costs?**

Inclusions: **Smart Doorbell & Security Cameras**  
Property Listed By: **eXp Realty**

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



