



THE
A-TEAM

**RE/MAX
FIRST**

238 CREEKSIDE Way, Calgary T2X 4B6

MLS®#: **A2191500**

Area: **Pine Creek**

Listing Date: **01/31/25**

List Price: **\$848,000**

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: **4,122 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped, See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,067**
Low Sqft:
Ttl Sqft: **2,067**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.5 (2 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**

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

Kitchen Appl: **Dishwasher, Electric Range, Gas Water Heater, Humidifier, Microwave Hood Fan, Washer/Dryer, Window Coverings**
Int Feat: **Bathroom Rough-in, Breakfast Bar, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 13`0"
Bedroom - Primary	Second	14`0" x 13`0"
Bedroom	Second	10`2" x 10`0"
4pc Ensuite bath	Second	
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`1" x 10`0"
Bonus Room	Second	12`11" x 12`4"
Bedroom	Second	12`6" x 10`0"
4pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912348

Zoning:
R-G

Remarks

Pub Rmks: **Lovely Home Backing onto a Serene Pond with Walking Path in Beautiful Sirocco of Pine Creek! This stunning home offers an open-concept floor plan designed for both style and functionality. The spacious kitchen features a central island with an eating bar, a walk-through pantry, and ample cabinetry for storage. Flowing seamlessly from the kitchen, the bright and airy great room is perfect for entertaining or relaxing. Additional highlights include a side exterior entry, a 9' basement foundation, and a simplified rough-in package for future basement development options. Upstairs, you'll find two generously sized secondary bedrooms, a full bathroom, and a convenient laundry room. The luxurious master suite boasts a walk-in closet and a 5-piece ensuite. At the heart of the upper level, a spacious bonus room provides the perfect space for a large sectional sofa and an entertainment unit. Don't miss the opportunity to own this beautiful home in Sirocco of Pine Creek!**

Inclusions: **N/A**
Property Listed By: **Skyrock**

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













