



**282 CREEKSTONE Hill, Calgary T2X4R2**

MLS® #: **A2192102** Area: **Pine Creek** Listing Date: **02/05/25** List Price: **\$901,500**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,735 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,393**  
 Low Sqft:  
 Ttl Sqft: **2,393**

DOM  
**17**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Heating: **Forced Air,Hot Water,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Gas Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>14`0" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>9`0" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 15`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>11`1" x 15`8"</b>

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**2311521**

Remarks

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Pub Rmks: **Hudson Of Pine Creek is a unique area great for families . Hudson is about an 80-home community surrounded by a nature reserve making it not only beautiful but also luxurious and secluded from the main residential areas. Photos may be representative.**

Inclusions: **• 9' Foundation • Walkout Basement • Backing on green space • Rough-Ins • Gourmet Kitchen • Butler's Pantry • Upgraded Gas Fireplace with tile to ceiling height • Railing from main to upper floor + bonus room • 13'x10' Walkout Deck • Choice to complete interior selections**

Property Listed By: **Bode**

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