



THE
A-TEAM

**RE/MAX
FIRST**

20 CREEKVIEW Common, Calgary T2X 5Y6

MLS®#: **A2192641**

Area: **Pine Creek**

Listing Date: **02/05/25**

List Price: **\$629,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **1,836**
Low Sqft:
Ttl Sqft: **1,836**

Lot Information

Lot Sz Ar: **2,808 sqft**
Lot Shape:

DOM

17
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **None**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`5" x 9`1"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen With Eating Area	Main	18`2" x 8`10"	Dining Room	Main	9`7" x 11`10"
Living Room	Main	10`11" x 11`11"	Mud Room	Main	6`6" x 7`8"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	12`2" x 13`1"

Bonus Room
4pc Bathroom
Bedroom

Upper
Upper
Upper

12`10" x 11`4"
0`0" x 0`0"
9`5" x 12`7"

Laundry
Bedroom

Upper
Upper

6`10" x 5`8"
9`1" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411541

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to CreekView, where nature meets modern living in one of Calgary's most sought-after new communities. This stunning 1,837 sq ft single-family home is designed for functionality, comfort, and effortless style—perfect for growing families or anyone looking for the ideal blend of space & convenience. With a flexible layout, designer finishes, and incredible incentives, this home is a must-see. The bright, open-concept main floor is designed to impress, featuring blonde wood-toned cabinetry, sleek quartz countertops, spacious island for entertaining and a walk-in pantry that offers plenty of storage. Whether you're hosting a dinner party or enjoying a quiet morning coffee, this main floor is a showstopper. The spacious great room flows seamlessly to the dining area, while the bedroom/flex room on the main level adds extra versatility—perfect for a home office, guest suite, or playroom. A built-in bench and coat hooks in the mudroom keep things organized, and the rear deck provides a great spot for outdoor entertaining. The side entrance adds extra flexibility for future basement development. Upstairs, the central bonus room creates the perfect space for relaxation, whether it's a cozy movie night or a kids' play area. The primary suite is a private retreat, featuring a walk-in closet and a spa-inspired 4-piece ensuite with dual sinks, quartz countertops & walk-in shower. Two additional bedrooms, a 4-piece upper bathroom, and a convenient laundry room complete the second level, offering thoughtful design and practical convenience. This home is move-in ready for March 31, 2025 and comes with a full New Home Warranty program for peace of mind. The builder is offering a \$6,000 appliance allowance allowing you to select your dream appliances, and a \$2,000 landscaping credit to help you complete your perfect outdoor space within the first year of possession. Nestled near walking trails, parks, and green spaces, CreekView offers a perfect balance of nature and city convenience. With shopping, dining, schools, and amenities just minutes away, this community provides everything you need. This is your opportunity to own a brand-new, beautifully designed home in one of Calgary's most exciting new developments. Schedule your private tour today. *Photos are from a different property that is completed - same model, different finishings. Please see last photo for interior selections of this home.*

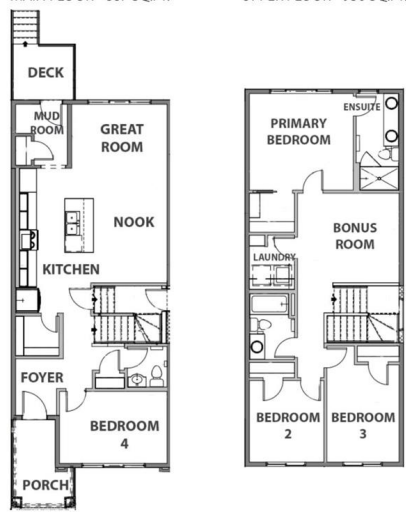
Inclusions:
Property Listed By:

\$6000 Appliance Allowance to be used through the Builder's Supplier.
Royal LePage Benchmark

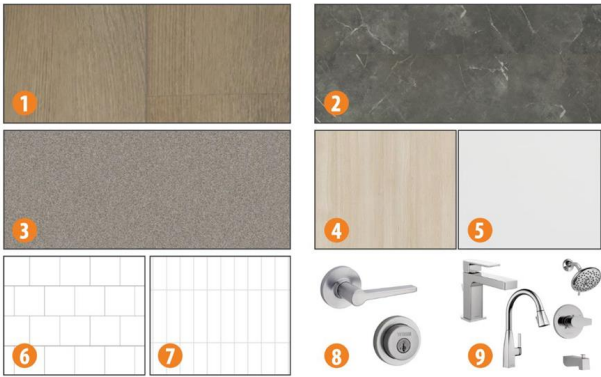
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







INTERIOR SELECTIONS



1. Luxury Vinyl Plank Flooring 2. Luxury Vinyl Tile Flooring 3. Carpet 4. Cabinets 5. Countertops
6. Kitchen Wall Tile 7. Bathroom Wall Tile 8. Door Hardware 9. Plumbing