



THE
A-TEAM

**RE/MAX
FIRST**

831 CREEKSIDE Boulevard, Calgary T2X 5G9

MLS® #: **A2196834**

Area: **Pine Creek**

Listing Date: **02/27/25**

List Price: **\$579,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,653

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

1,653

Lot Sz Ar:

272 sqft

Lot Shape:

DOM

0

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Few Trees,Other

Off Street,Parking Pad

Utilities and Features

Roof: **Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance,Storage**

Construction:

Other,Stucco,Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,Separate Entrance,Smart Home,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	17`3" x 17`9"
Kitchen	Main	43`3" x 39`8"
3pc Ensuite bath	Second	25`8" x 23`9"
Bedroom	Second	30`7" x 34`9"
Family Room	Second	42`8" x 42`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	43`3" x 38`0"
Living Room	Main	49`6" x 50`10"
4pc Bathroom	Second	16`8" x 26`3"
Bedroom	Second	31`2" x 42`8"
Bedroom - Primary	Second	35`0" x 47`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310778

Zoning:
R-Gm

Remarks

Pub Rmks:

This beautifully crafted Shane Homes duplex offers the perfect blend of comfort, style, and convenience. With 3 bedrooms, 2.5 bathrooms, and a host of high-end upgrades, this home is a true gem. The open-concept main level features a spacious living room, a gourmet kitchen equipped with stainless steel appliances, and a large window overlooking the backyard, ideal for keeping an eye on the kids. A walk-in pantry provides ample storage for your groceries, while the beautiful views of the surrounding hills create a serene atmosphere. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom. The bonus area offers additional versatility for a home office, playroom, or whatever your needs may be. The unfinished basement presents a blank canvas for you to create your ideal living space. With a side entrance, it has the potential to be converted into a legal basement suite, adding value and flexibility to your home. Enjoy the convenience of nearby playgrounds, future schools, and recreational facilities, ensuring a vibrant and family-friendly community. With easy access to major roadways like MacLeod Trail, Deerfoot Trail, and Stoney Trail, commuting is a breeze. Don't miss this incredible opportunity to make this stunning duplex your new home. Schedule a viewing today!

Inclusions:
Property Listed By:

None
Royal LePage Solutions

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









