



THE
A-TEAM

**RE/MAX
FIRST**

113 CREEKSIDE Boulevard, Calgary T2X 4P3

MLS®#: **A2197353** Area: **Pine Creek** Listing Date: **02/26/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**
 Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Central Vacuum, Granite Counters, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 12`7"	Kitchen	Main	11`10" x 11`2"
Dining Room	Main	9`10" x 8`1"	2pc Bathroom	Main	4`10" x 4`5"
Bedroom - Primary	Upper	14`1" x 13`4"	3pc Ensuite bath	Upper	8`9" x 5`2"
Bedroom	Upper	10`9" x 8`10"	Bedroom	Upper	10`2" x 9`7"
4pc Bathroom	Upper	9`6" x 4`11"	Laundry	Upper	4`0" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1911600

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to 113 Creekside Blvd, a beautiful semi-detached duplex located in the community of Pine Creek. This beautiful two storey home has plenty of things to offer including a welcoming front patio that could be used first thing in the morning to enjoy that first coffee of the day and the morning east sun. A main floor featuring 9ft ceilings, stunning vinyl plank flooring throughout. A large living room with an electric fireplace. Dining room with an elegant light fixture, rear kitchen with upgraded stainless steel appliances including a gas stove, granite countertops, tucked away microwave, island with flush eating bar, plenty of upper and lower cabinets and a side pantry. A utility area that could be used for a small desk or bookshelf, 2pc bathroom and rear mudroom leading out to a west facing backyard, a good size deck and lower patio. The upper floor features a large primary bedroom with walk-in closet with a window and a 3pc ensuite with quartz countertops. Two other good-sized bedrooms each with their own walk-in closet, a full 4pc bathroom with quartz countertops and upper floor laundry. The basement is unfinished with roughed-in plumbing awaiting your personal touches. Other features include a double detached garage with a paved back lane, plenty of windows bringing in great natural light, installed radon mitigation system(2023), central vac, central A/C for those warm summer months and some google smart speakers. This property has been well maintained and is a must-see property. Don't miss out on this opportunity. Make your private showing today.

Inclusions:
Property Listed By:

**TV Brackets(2), Google Smart Speakers
RE/MAX First**

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









