

## 113 CREEKSIDE Boulevard, Calgary T2X 4P3

A2197353 **Pine Creek** 02/26/25 List Price: **\$599,900** MLS®#: Area: Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Lot Information

**General Information** 

Prop Type: Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area

Calgary Abv Saft: 1,490 2019 Low Sqft:

Ttl Sqft: 1.490

2.744 saft

Residential

**Parking** 

DOM

Layout

Beds:

Baths:

Style:

0

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

Side by Side

2 Storey, Attached-

Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot **Double Garage Detached** 

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding

Sewer:

Ext Feat: **Private Entrance, Private Yard** 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" 4`10" x 4`5" **Dining Room** Main 9`10" x 8`1" 2pc Bathroom Main **Bedroom - Primary** Upper 14`1" x 13`4" 3pc Ensuite bath Upper 8`9" x 5`2" 10`9" x 8`10" Bedroom Upper Bedroom Upper 10`2" x 9`7" Upper 9`6" x 4`11" Laundry 4`0" x 3`4" 4pc Bathroom Upper

Legal/Tax/Financial

Title: Zoning: Fee Simple R-Gm

Legal Desc: **1911600** 

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.

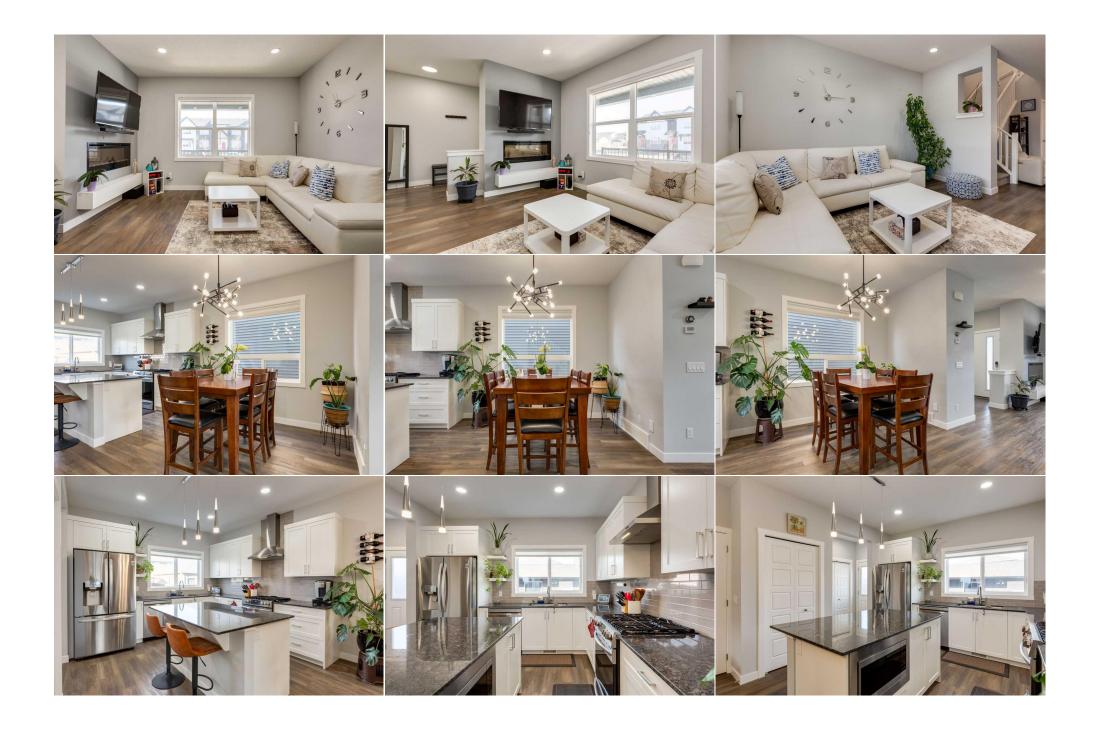
TV Brackets(2), Google Smart Speakers

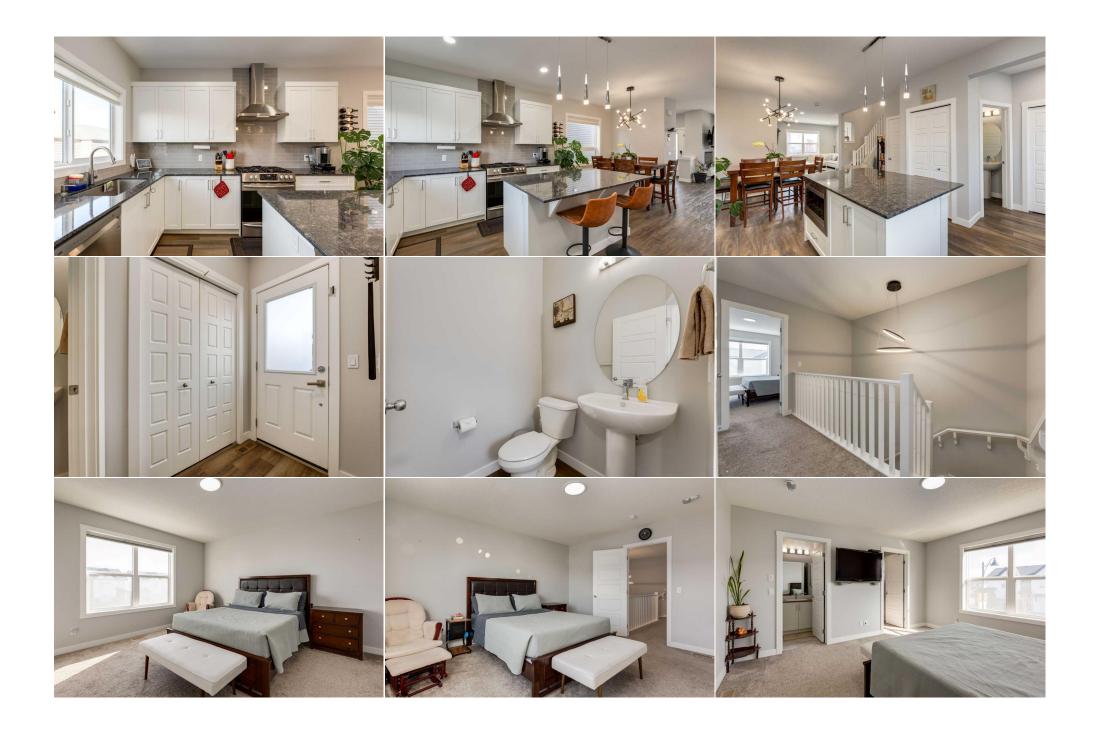
Inclusions:

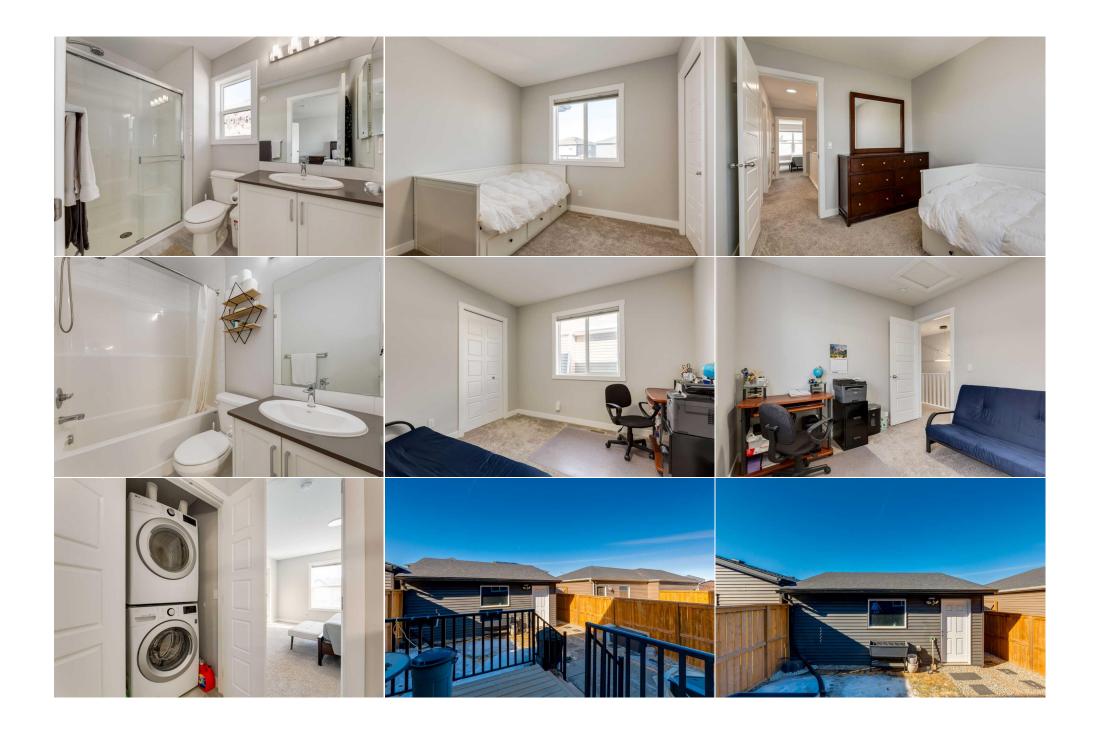
Property Listed By: RE/MAX First

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











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