



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 CREEKSIDE Way, Calgary T2X 4B1**

MLS®#: **A2207836**

Area: **Pine Creek**

Listing Date: **04/02/25**

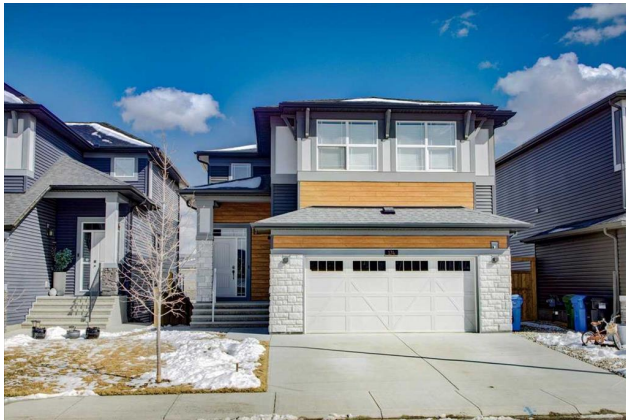
List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **4,122 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,577**  
Low Sqft:  
Ttl Sqft: **2,577**

DOM

**20**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc:

**1912348**

Zoning: **R-G**

## Remarks

Pub Rmks:	<p>Welcome to 174 Creekside Way SW—where style, space, and functionality meet in this exceptional 2-storey walkout home, offering over 3,500 sq ft of living space on 3 levels and a fully finished legal 2-bedroom basement suite. Backing directly onto the pond, this stunning property blends modern elegance with multi-generational or investment potential. As you step inside, you're welcomed by a private main floor office with a stylish barn door, perfect for remote work. The spacious family room features a cozy fireplace with beautiful rock accents, creating a warm and inviting atmosphere. The chef's kitchen is the heart of the home with a large central island, a bright breakfast nook, and an additional spice kitchen—ideal for those who love to cook and entertain. A convenient 2-piece bathroom and mudroom with ample storage complete the main level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat with a custom walk-in closet with built-in organizers and a spa-like 5-piece ensuite featuring a soaker tub, glass shower, and double sinks. The second bedroom boasts its own private 4-piece ensuite, while the third bedroom is just steps from another full bath and the convenient upper floor laundry room. A huge bonus room provides flexible space for a media room, playroom, or additional lounging area. The walkout basement is a fully self-contained legal 2-bedroom suite, perfect for rental income or extended family. It offers a bright family room, fully equipped kitchen, spacious bedrooms, a 4-piece bath, and walkout access to a covered patio overlooking the peaceful pond. Throughout the home, you'll notice many thoughtful upgrades that elevate both style and function, ensuring every space feels polished and refined. This home offers an unbeatable combination of luxury and versatility in a serene, nature-filled setting. Whether you're looking for space for a growing family or a property with income potential, this home checks every box.</p>
Inclusions:	TV mounts
Property Listed By:	Royal LePage Benchmark

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





