

\$689,900 - 261 Creekside Boulevard Sw, Calgary

MLS® #A2163615

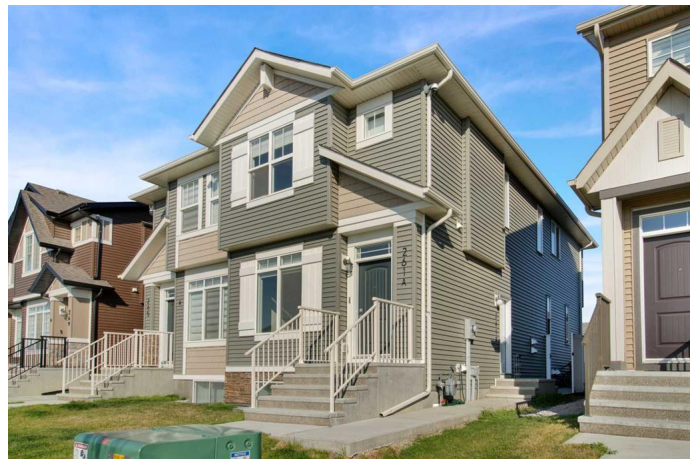
\$689,900

4 Bedroom, 4.00 Bathroom, 1,576 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Located in the new SW community of Pinecreek is this spacious, attached home with a LEGAL builder-built basement suite, and DOUBLE detached GARAGE. Situated on a prime lot across from a pond, this property will lift up your spirits when you look out your windows over the beautiful panoramic view. The foyer opens to a spacious living room with 9-ft high textured ceiling leading to the separate dining room. The kitchen with island and a large window over the sink is highlighted by quartz countertops, stainless-steel appliances with bottom-freezer fridge, full height cabinets and pantry. Off this well-laid-out kitchen is a mudroom that opens to the fully-fenced backyard with CONCRETE patio and artificial grass for low maintenance living and year round enjoyment of your yard. Let the kids loose in the yard and keep an eye on them through that large kitchen window. Bonus built-in 4K security cameras (14TB cloud storage included) with the mechanical room server rack provide additional peace of mind for the safety and security of the family. Upgraded LVP flooring on the main floor continues up the stairs to the laundry room, where it continues with upgraded, plush carpeted flooring throughout the upper level. On this level you find 3 spacious bedrooms, all with walk-in closets. The large primary bedroom, with a full ensuite bathroom, has an unobstructed view of the pond. Full concrete sidewalk from the front of the house leads to the private side entrance of the



builder-finished 1 bedroom legal suite. The masterfully designed suite has a luxurious kitchen with plentiful cabinet space for storage, eating bar and window for natural ventilation. The basement bedroom also has a large walk-in closet and oversized, upgraded window and 9 foot high ceiling. A detached fully insulated & drywalled double garage rounds up this incredible property. The garage is equipped with a WiFi Door opener and 240V, 40A power for Level 2 Fast Electric Vehicle charging. Nothing remains for you to do than sit back and enjoy your new abode. You have arrived!

Built in 2022

Essential Information

MLS® #	A2163615
Price	\$689,900
Sold Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,576
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	261 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4X9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer, Window Coverings, Humidifier
Heating	Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Playground, Rain Gutters
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 28th, 2024
Days on Market	22
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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