



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

166 Creekview Gardens SW
Calgary, Alberta

MLS # A2215819



\$569,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Irregular Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows		
Inclusions:	N/A		

OPEN HOUSE SATURDAY JULY 26 2-4 PM. New home, 3 bedrooms, 2.5 baths, Open concept floor plan , Flex Room, Upper floor laundry, Quiet street, Great elevation/exterior, side entrance to lower level. Quartz countertops, Stainless steel appliances, Spacious front porch, side entrance, to lower level,. 1645 sq. ft of living space. Open concept Living/Dining/Kitchen perfect for entertaining or family gatherings. Stylish/ low maintenance LVP Flooring . On the main floor , Kitchen has Stainless Steel Appliances, Quartz countertops and a large window overlooking the rear yard with laneway, side yard is unusually, large plenty of space between you and neighbors, 2 piece bath and large pantry. Stairway has a large window letting in lots of light. At the top of the stairs is a good size flex room separating the primary suite from the other 2 bedrooms. Primary suite has good size walk-in closet with two tier shelving , Ensuite bath has a window, and a large shower with seating,, quartz counter tops. Two additional bedrooms on this floor and a upper floor laundry. All closet's have double racking for more capacity. Lower level is ready for your development , has a separate entrance and a large side yard. Rear yard is south facing , there is a rear lane and plenty of room to build a garage in the future.. The builder Shane Homes has sold out of this VERY POPULAR Cascade Floor plan in this subdivision.