



**GRASSROOTS**  
REALTY GROUP

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**28 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2218262**



**\$649,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Basement appliances: Refrigerator, Microwave hood fan, Washer/dryer stacked, dishwasher, gas range

Modern Duplex with secondary legal Suite | Move-In Ready | Prime South Calgary Location Welcome to a beautifully crafted half duplex built in 2022, offering contemporary style, income potential, and thoughtful upgrades throughout. Located in one of South Calgary's most desirable new communities, this home is perfect for first time home buyer, investors, multi-generational families, or homeowners looking to offset their mortgage with rental income. Step inside the main residence and experience modern living at its finest—featuring 9-foot ceilings, light neutral finishes, big windows and an open-concept layout that flows seamlessly from the living room to the central kitchen. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances including a built-in microwave, and a large island—ideal for entertaining or everyday meals. Upstairs, the primary bedroom offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms, a full bathroom, and upper-level laundry (with washer and dryer) complete the upper floor. The secondary legal suite has a private side entrance with a concrete walkway, making it ideal for tenants or extended family. It features high ceilings, large windows, a gas range, in-suite laundry, and its own cozy living space—bright, functional, and designed for comfort. Enjoy Calgary's summers with central air conditioning and a fully landscaped yard, while the east-facing backyard offers sunlight for morning coffee and space for outdoor relaxation. A detached double-car garage completes the package, offering convenience and additional storage. Don't miss your chance to own a home that's as practical as it is beautiful—with income potential, modern finishes, and move-in ready condition, this property truly has it all. Highlights: Secondary legal suite with separate

entrance Quartz counters & stainless steel appliances / Gas range in the basement Central A/C and full landscaping Detached double garage