



**GRASSROOTS**  
REALTY GROUP

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**838 Creekside Boulevard SW  
Calgary, Alberta**

**MLS # A2222964**



**\$606,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	N/A
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This thoughtfully designed 1,654 sq ft home offers unbeatable value with a bright, open-concept layout, clean lines, and a south-facing backyard that fills the space with natural light. The rear kitchen is the heart of the home, featuring modern finishes, quality cabinetry, and a seamless connection to the dining and living areas - perfect for everything from everyday meals to weekend entertaining. Upstairs, the central bonus room creates a flexible space for movie nights, homework, or just relaxing. The spacious primary suite includes a walk-in closet and a private ensuite, while two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floor. The basement awaits your ideas, and a full builder warranty offers peace of mind. Located in Calgary's southwest, Pine Creek is a community that brings nature and convenience together. With scenic walking paths, parks, and quick access to schools, shopping, and major roads, it's an ideal place to build your lifestyle and feel at home. (Images are of home with a similar layout and do not reflect the exact home for sale.)