



**GRASSROOTS**  
REALTY GROUP

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**212 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2225384**



**\$514,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 269
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 3-storey townhouse located in the heart of South West Calgary community of Pine Creek—where the natural beauty of the Rocky Mountain foothills meets thoughtfully designed living. This master-planned community offers the perfect blend of nature, modern architecture, and convenience. Boasting 1,672 sq. ft. of beautifully appointed space, this home features 4 bedrooms and 2.5 bathrooms, offering flexibility for families, professionals, or anyone seeking a stylish and functional layout. The main-floor bedroom makes an ideal home office, guest suite, or personal gym. At the heart of the home, the chef-inspired kitchen impresses with quartz countertops, stainless steel appliances, a double-door pantry with ample shelving, modern lighting, and a large island with built-in storage—perfect for entertaining or family gatherings. The open-concept main floor flows effortlessly from the kitchen to the dining area (which comfortably fits a table for 8) and the bright, west-facing living room. Step outside onto the expansive west-facing balcony to take in breathtaking mountain views—ideal for summer barbecues, morning coffee, or evening wine. Upstairs, two generously sized bedrooms share a full bathroom, while the primary suite easily accommodates a king-sized bed and includes a private ensuite and walk-in closet. Convenient upper-level laundry adds to the home's practical design. Additional highlights include: Attached double garage, Pet-friendly with board approval, thoughtful layout for both everyday living and entertaining. Ideally situated with quick access to Stoney Trail, Hwy 2A, Macleod Trail, as well as nearby parks, golf courses, and top-rated schools, this home is perfect for first-time buyers, growing families, or those looking to downsize without compromise. Don't miss your chance to call this beautiful

townhouse home&mdash;book your private showing today!