



GRASSROOTS
REALTY GROUP

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31 Creekside Grove SW Calgary, Alberta

MLS # A2226467



\$819,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Suite, Walk-Up To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: 2nd Refrigerator, 2nd Dishwasher

31 Creekside Grove SW—an exceptional two-storey home on a spacious corner lot in the sought-after community of Pine Creek. This beautifully upgraded property features a legal basement suite with a fixed-term lease in place, offering immediate rental income and long-term flexibility. From the moment you arrive, you'll notice the pride of ownership and thoughtful design throughout. The open-concept main floor is flooded with natural light and features high-end finishes, including granite countertops, stainless steel appliances, a gas stove, custom cabinetry, and a central island perfect for entertaining. The spacious living room includes an electric fireplace and large windows that frame the landscaped yard. Upstairs, enjoy a bright bonus room, laundry, and three well-sized bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite. The legal 1-bedroom basement suite has a private side entrance and is fully equipped with its own kitchen, laundry, full bath, and electric stove. The suite is currently leased at \$1,000/month until October 31, 2025, making this home ideal for investors or buyers looking for mortgage support. Step outside and enjoy the fully finished, low-maintenance landscaping. The front yard features clean, maintenance-free gravel, while the backyard is fully fenced and includes a beautiful rear deck, perfect for relaxing or entertaining. Additional highlights include in-unit laundry on both levels, a double attached garage, driveway parking, and a location that offers quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. A perfect blend of quality, functionality, and income potential—don't miss this exceptional opportunity in one of Calgary's most desirable new communities.

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