



GRASSROOTS
REALTY GROUP

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78 Creekside Way SW
Calgary, Alberta

MLS # A2228038



\$809,875

Division:	Pine Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Tire Racks in Garage, Garage Shelving

****EARLY SUMMER SPECIAL!**** Welcome to your next chapter in one of South Calgary's most CHARMING and well-connected communities. As you approach this STRIKING home, you can't help but take notice. From the curb, it makes a bold first impression—and stepping through the front doors, the feeling only grows. BRIGHT, WARM & INVITING, this home instantly wraps you in COMFORT. The CHEF'S KITCHEN is a true SHOWSTOPPER—perfect for hosting family dinners or weekend brunches with friends. Just off the kitchen, the LIGHT WASHED LIVING ROOM offers a PEACEFUL retreat where you can unwind in a COZY chair after a long day. Step outside and discover your own PRIVATE BACKYARD OASIS—ideal for summer BBQs, fireside chats, and creating MEMORIES under the stars. The primary suite is a LUXURIOUS getaway, complete with a "SHOWER-OF-DREAMS" ensuite that feels like a PERSONAL SPA. Head downstairs to the fully finished lower level, where you'll find the ULTIMATE FAMILY FUN ZONE—perfect for movie nights, board games, or just RELAXING in front of the fire. Need space for guests or growing teens? Additional bedrooms and a GLEAMING, WELL-ORGANIZED GARAGE round out this INCREDIBLE home. And best of all? You can make it yours with just \$42,485 down and \$4,457.01/month (O.A.C.) ****Open House Every Day**** — book your private tour today and experience everything this dream home has to offer!