



GRASSROOTS
REALTY GROUP

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93 Creekstone Drive SW
Calgary, Alberta

MLS # A2228940



\$699,950

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement suite: fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, window coverings

This is your chance to make your home in the popular Southwest Calgary community of Pine Creek in this fully finished semi-detached, with a total of 3 bedrooms up, vinyl plank floors, quartz counters & legal 1 bedroom basement suite with separate entrance. Excellent opportunity as an investment property or home with or without a mortgage helper, this fully finished two storey has Whirlpool appliances, detached 2 car garage, big backyard with deck & is ideally located within walking distance to the community park with playground. Open concept main floor with 9ft ceilings & bathed with natural light, expansive living room with large windows, dining room with views of the backyard & sleek kitchen with oversized centre island, walk-in pantry, subway tile backsplash & the stainless steel appliances include a gas stove. Upstairs there 3 bedrooms & 2 full bathrooms, highlighted by the primary bedroom with recessed ceilings, walk-in closet & ensuite with quartz-topped double vanities. Between the bedrooms is a loft with recessed ceilings & laundry closet with stacking washer & dryer. The legal 1 bedroom basement suite – with separate entrance, has vinyl plank floors, eat-in kitchen with quartz counters & stainless steel appliances, bathroom with quartz counters & laundry with washer & dryer. Prime location with quick easy access to both Stoney & Macleod Trails, just minutes to Spruce Meadows & Shawnessy Towne Centre, Fish Creek Park & Sikome Lake, South Health Campus & downtown.