



**GRASSROOTS**  
REALTY GROUP

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**241 Creekstone Path SW**  
**Calgary, Alberta**

**MLS # A2233613**



**\$829,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** n/a

Welcome to Pine Creek! This former showhome (Concord model) built in 2022 by Trico Homes is a must see! This home is NEW and has NEVER been occupied as it was used as a Show home until June 2025. This beautiful house sits on a large CORNER lot and is perfect for a multi generational and pet lovers home. This air conditioned home has no details spared with about \$140K in UPGRADES! The open living room and dining room features 10 foot ceilings, beautiful light fixtures, wallpapered fireplace and beautiful quartz countertop kitchen island in the main floor. Here you will also find a main floor bedroom and a 4 piece bathroom for grandparents or guests. Beautiful engineered hardwood on the main floor and upgraded carpet on the upper floor. The Chef's kitchen features an upgraded stainless steel appliances package which includes a 24" built-in dishwasher, a french door refrigerator with water and ice maker, a 300 CFM hood fan, microwave, and a gas stove. The kitchen has many upgrades like soft close doors and drawers, 42" full height cabinets, and LED rope lighting under the cabinets. Completing the main level is a large outdoor wooden deck, a walk-through pantry leading to the mudroom with locker walls and a dog wash perfect for the furry family members. There is a convenient side entrance for future potential renting of the basement or for your teenage kids! The basement ceiling is 9 feet tall and there is a large hot water tank, and a high efficiency Goodman furnace and Heat Recovery Ventilation system (HRV) for added cost savings. The house also boasts a 2 car garage with an electric car charger rough in. Going upstairs, you will find a very large bonus room and a convenient upper floor laundry room with washer and dryer. The Primary bedroom features a 5 piece ensuite bathroom with a nice large soaker tub and a shower with upgraded 10 mm glass



enclosure. On the other side of the large bonus room are two other bedrooms and a bathroom with double vanity and a linen closet. Each room in the house is aesthetically designed with custom wallpapers and window treatments. This home has full Security package wired in, and a solar system. There are also built-in speakers and an Amplifier connected in the basement to pipe sound into the house! Book your showing now and see the gem of this house nestled between beautiful playgrounds and close proximity to schools and shopping facilities. Please note that the pictures taken were when the property was a show home.