



GRASSROOTS
REALTY GROUP

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241 Creekstone Path SW
Calgary, Alberta

MLS # A2233613



\$829,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 2021 by Trico Homes is a must see! This home is NEW and has NEVER been occupied. Featuring 10 foot ceilings on the main floor, you will find a main floor bedroom and a 5 piece bathroom as well on the main floor. Beautiful engineered hardwood and upgraded carpet is throughout the home! There is a convenient side entrance for future potential renting of the basement which is very convenient. 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 Chef's kitchen features a Whirlpool stainless steel appliance package which includes a 24" Whirlpool built-in dishwasher, a finger print resistant stainless steel fridge with a high capacity french door with water and ice maker, a 300 CFM Over the Range (OTR) hood fan, stainless steel microwave, and a stainless steel gas stove. Over \$140K in UPGRADES! The kitchen alone 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, Goodman Air Conditioner and a walk-through pantry leading to the mudroom locker wall which leads to the large 19x19 extra wide garage. Going upstairs, you will find a very large bonus room and a convenient upper floor laundry room with Whirlpool front load 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. A full Security package was added and in addition, a solar system and electric car charger rough-in were added. There are also built-in speakers and an Amplifier connected in the basement to pipe sound into the house! *Photos taken at time when it was a

showhome. Book your showing now!