



**GRASSROOTS**  
REALTY GROUP

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**39 Creekstone Way SW**  
**Calgary, Alberta**

**MLS # A2234406**



**\$1,125,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Pine Creek   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,668 sq.ft.   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front       |               |                  |
| <b>Lot Size:</b> | 0.09 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Conservation, Landscaped, Rectangular |               |                  |

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

INCREDIBLE LOCATION situated across from a park and backing SOUTH onto the ridge with nature at your doorstep! Offering 2,668ft above grade living space where style meets luxury and no detail spared. Immediately you will love the chic curb appeal with HardiePlank siding and cedar finish garage door where you are greeted inside to gorgeous hardwood flooring throughout both levels, designer lighting and wall to wall windows allowing in an abundance of natural light. The main floor features a chef's dream kitchen with granite countertops, large center island with eating bar, marble backsplash, pantry and high end appliances including an induction range. The dining and living area give access to the expansive deck as well as enjoy a gas fireplace and are positioned to take in the stunning views. A home office, mud room and powder room complete this space. Ascend the beautiful staircase with glass paneled railings where you will find the bonus room with tray ceiling and the primary bedroom with private balcony, his and hers walk-in closets and spa-like 5 piece ensuite with a stand alone soaker tub and glass encased shower. A conveniently located laundry room, 2 additional bedrooms (each with their own walk-in closet) and a 3 piece bathroom are also on this level. The walk-out basement is untouched and allows for endless development opportunities! Additional features not to overlook include Somfy automated (remote controlled) blinds on all south facing windows, dual banded shades on all windows with blackout in bedrooms, central AC, central vac with kitchen and primary bath sweep-inlets, over height garage door and the 50ft gravel dog run accessible from front and garage man door in the landscaped backyard. Enjoy the many parks and miles of scenic walking and biking trails within the community while having quick access to Stoney

Trail and Macleod Trail. This home is the perfect blend of peaceful living and urban convenience. Schedule your showing today!