



GRASSROOTS
REALTY GROUP

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117 Creekstone Landing SW
Calgary, Alberta

MLS # A2234964



\$780,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

Inclusions: N/A

2025 Built ! Main floor Den ! LEGAL BASEMENT SUITE with 2 bedrooms ! Welcome to this beautiful, never-occupied home, ideally situated in the serene community of Pine Creek, surrounded by natural reserves and picturesque walking paths featuring 6 bedrooms and 3.5 bathrooms. This north-facing gem features an expansive main floor, highlighted by a spacious living room with a cozy fireplace and large, bright windows that fill the space with natural light. Adjacent to the living room, the modern kitchen boasts ceiling-height cabinets, stainless steel appliances—including a slide-in range and chimney hood fan—making it perfect for culinary enthusiasts and entertaining guests. A versatile den on the main floor provides the ideal space for a home office or an additional living area, while a practical main floor bathroom enhances convenience. Upstairs, you'll find a bonus room that adds even more living space. The primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite and a generous walk-in closet. Two additional bedrooms, along with a family bathroom, make this home perfect for kids or guests. Basement comes with 2 bedroom LEGAL SUITE, living area, a kitchen, and a 4pc bathroom, Don't miss your chance to make this stunning property your own. Contact your favorite realtor today to schedule a private showing!