



**GRASSROOTS**  
REALTY GROUP

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**802, 335 Creekside Boulevard SW  
Calgary, Alberta**

**MLS # A2235439**



**\$488,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Cleared, Interior Lot, Landscaped, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All Window Coverings

Step into a lifestyle of comfort, versatility, and connection in this thoughtfully designed 4-bedroom, 2.5-bath townhome located in the heart of Pine Creek, a peaceful and well-connected community where nature blends seamlessly with convenience. As you enter the home, you're welcomed by a bright and spacious main-floor bedroom. Whether you choose to turn it into a private home office, an energizing workout room, or a cozy guest space, this room offers the flexibility to suit your needs. Picture yourself starting your mornings here with a quiet coffee and a moment of calm before taking on the day. Upstairs, the open-concept living and dining area is filled with natural light, creating a warm and inviting atmosphere. The kitchen is both modern and functional, perfect for hosting gatherings or simply enjoying family meals. Step out onto the large glass-enclosed balcony, where you can enjoy your morning tea or relax in the evening. With views overlooking a serene central courtyard, you'll appreciate the added privacy and sense of escape. The upper level includes three more generously sized bedrooms, including a tranquil primary suite with its own ensuite bathroom. Every detail in this home is designed to support a balanced lifestyle, offering both open spaces to connect and quiet corners to recharge. An oversized double attached garage provides ample space for parking, storage, or even a workshop. Whether you're stowing away seasonal gear or keeping your vehicle sheltered through the winter, the extra room is a valuable bonus. Located just moments from shopping, schools, parks, and playgrounds, this home also offers easy access to the Somerset C-Train Station for those who prefer to travel by transit. This townhome in Pine Creek is more than just a place to live. It is a place where comfort, style, and everyday convenience come together to

create something truly special.