



**GRASSROOTS**  
REALTY GROUP

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**240 Creekstone Path SW**  
**Calgary, Alberta**

**MLS # A2236505**



**\$878,800**

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                                |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 2,332 sq.ft.                              | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot                     |               |                  |

|                    |                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------|-------------------|-----|
| <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> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan |                   |     |

**Inclusions:** N/A

This beautifully designed 4-bedroom, 2.5-bathroom home truly has the WOW factor. Featuring a spacious and open-concept layout, this home is thoughtfully crafted with modern finishes and upgrades throughout. Enjoy cooking and entertaining in the elegant L-shaped kitchen, complete with built-in appliances and stylish finishes. The expansive living room is perfect for relaxing or hosting guests, all anchored by warm-toned luxury vinyl plank (LVP) flooring that flows seamlessly throughout the main living areas. Stay comfortable year-round with centralized A/C, and retreat to any of the four generous bedrooms offering plenty of space for family and guests. The high garage and extra RV parking provide flexibility and room for all your vehicles and toys. Step outside to your maintenance-free backyard, complete with a gazebo, extensive concrete work on the front, side, and back, and a layout perfect for summer gatherings. Located close to playgrounds, major roadways, and everyday amenities, this home blends beauty, functionality, and convenience. Don't miss your chance to own this exceptional property—schedule your private tour today!