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## 232 Creekstone Circle SW Calgary, Alberta

MLS # A2237059



\$759,900

| Division: | Pine Creek                            |        |                  |  |  |  |
|-----------|---------------------------------------|--------|------------------|--|--|--|
| Type:     | Residential/House                     |        |                  |  |  |  |
| Style:    | 2 Storey                              |        |                  |  |  |  |
| Size:     | 2,272 sq.ft.                          | Age:   | 2025 (0 yrs old) |  |  |  |
| Beds:     | 4                                     | Baths: | 2 full / 1 half  |  |  |  |
| Garage:   | Double Garage Detached                |        |                  |  |  |  |
| Lot Size: | 0.08 Acre                             |        |                  |  |  |  |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot |        |                  |  |  |  |

| Heating:    | Forced Air, Natural Gas                   | Water:     | -   |
|-------------|---|------------|-----|
| Floors:     | Carpet, Vinyl Plank                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -   |
| Basement:   | Full, Separate/Exterior Entry, Unfinished | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding                       | Zoning:    | R-G |
| Foundation: | Poured Concrete                           | Utilities: | -   |

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Inclusions: None

Welcome to the stunning Newbrook by Excel Homes, where thoughtful design, modern upgrades, and energy-efficient construction come together to create the perfect family home. Boasting 2271 SF & nestled on a quiet street, while being zoned R-G with a separate side entrance and rough-ins for a future 2 bedroom legal suite (subject to city approvals)—making it as versatile as it is beautiful. From the moment you step inside, the open-to-above foyer sets a dramatic tone, inviting you into the expansive main floor where oversized windows fill every corner with natural light. The open-concept plan is anchored by a gorgeous kitchen, featuring a large central island, an abundance of crisp white cabinets and drawers, a pantry, and a convenient broom closet—ideal for both everyday living and entertaining. The adjacent flex room is perfectly placed for a home office, playroom, or study, while the mudroom off the garage keeps things organized. Nine-foot knockdown ceilings and luxury vinyl plank flooring add style and function throughout the main level. Upstairs, the thoughtful layout continues with four generous bedrooms, including a luxurious primary retreat with a stunning five-piece ensuite and a walk-in closet. The vaulted ceiling in the bonus room and the open-to-below design add architectural flair, creating an airy, elegant feel on the upper level. The basement offers even more potential with its separate side entrance and suite rough-ins, giving you the opportunity to develop a legal secondary suite (with city permits & approvals) down the road. Every detail of this home has been upgraded for comfort and efficiency, including thermally-fused cabinetry, stone countertops in the kitchen and all bathrooms, dual sinks in both the ensuite and main bath, pot lighting throughout, a gas line for your BBQ, Ecobee thermostat, HRV, solar panel rough-in, and

