



GRASSROOTS
REALTY GROUP

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76 Creekside Path SW
Calgary, Alberta

MLS # A2237122

\$842,150



| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,555 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Discover the Pierce 2 – Executive Living with Smart Design! Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. This home features a gourmet kitchen with built-in stainless steel appliances, gas cooktop with pots & pan drawers, walk-in pantry, and a striking island with waterfall edge. Enjoy a main floor flex room with full bath, 9' basement ceilings, and convenient side entrance. The spa-inspired 5-piece ensuite offers a soaker tub, walk-in shower with tiled walls and dual sinks, with a second walk-in shower with tiled walls on the main floor. A vaulted ceiling in the bonus room, electric fireplace, and extra windows throughout add light and luxury. Photos are a representative.