

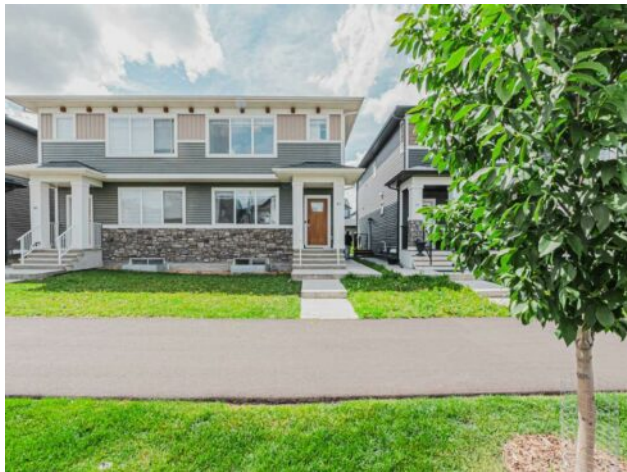


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**81 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2242335**



**\$679,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Water Purifier

Stunning Half Duplex with Legal Suite & Rental Income generating Suite!!! Exceptional opportunity in the sought-after new community of Creekstone in Pine Creek. This beautifully upgraded half duplex features a fully legal 1-bedroom basement suite, perfect for rental income or multi-generational living. Main Unit Features: -3 spacious bedrooms + bonus room -2.5 bathrooms -Gourmet kitchen with ceiling-height soft-close cabinetry, stone countertops & gas range -Open concept living/dining, mudroom, and half bath on main -Upstairs laundry, large primary with coffered ceiling, walk-in closet & 5-pc ensuite with dual vanity & soaker tub Legal Basement Suite (Currently Rented for \$1300.00 including Utilities-Tenants are willing to stay and can be assumed: -1 bedroom, 1 bathroom -9-ft ceilings, oversized windows -Upgraded finishes including designer tile, wide plank flooring & LED pot lights Additional highlights include a full appliance package in both units, separate laundry, and private entrances. Located steps from greenspace and within a growing community with future schools, shops, and amenities. Directions: From Stoney Trail SW, take 162 Ave SW west to Pine Creek Road SW. Follow signage to Creekstone.