



GRASSROOTS
REALTY GROUP

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81 Creekstone Drive SW
Calgary, Alberta

MLS # A2242335



\$679,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	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.