



**GRASSROOTS**  
REALTY GROUP

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**178 Creekside Way SW**  
**Calgary, Alberta**

**MLS # A2243989**



**\$888,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,121 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	High Efficiency, 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>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** none

For more information, please click the "More Information" button. Stunning WALKOUT Home Backing onto Landscaped Pond. Welcome to one of the most sought-after lots in the community! Situated on a generous 36-foot wide lot, this beautifully crafted home features soaring 9-foot ceilings on both the main floor and walkout basement, creating a bright, open, and spacious atmosphere throughout. Expansive windows fill the interior with natural light, while the east-facing, fully fenced backyard provides peaceful morning sun and added privacy. Step outside to enjoy the large elevated deck with tranquil views of a beautifully landscaped pond—an ideal setting for morning coffee, summer barbecues, or evening relaxation. Below, a concrete patio offers even more outdoor living space. Designed with comfort and efficiency in mind, the home includes an HRV ventilation system and a natural gas hot water tank for year-round energy efficiency. With nearly 3,000 square feet of total living space, the partially finished walkout basement presents excellent flexibility—perfect for a future suite, wet bar, or personalized recreation area. Don't miss this rare opportunity to own a stunning walkout home on a 36-foot lot with serene pond views!