



**GRASSROOTS**  
REALTY GROUP

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**21258 SHERIFF KING Street SW**  
**Calgary, Alberta**

**MLS # A2245350**



**\$575,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,674 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot           |               |                  |

|                    |                                                                               |                   |      |
|--------------------|-------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None                                                                          | <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>   | Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** Dishwasher washer Dryer Refrigerator Microwave Range Chimney hood

Introducing a charming and beautiful 3-bedroom, 2.5-bath home with a spacious bonus room, perfectly designed to meet the needs of modern living. Whether you're looking for extra space for a home office, a cozy family lounge, or a play area for kids, the bonus room offers versatile options. Step into a stylish kitchen equipped with brand-new stainless steel appliances, ready for you to enjoy cooking and family gatherings. The open-concept layout flows seamlessly, creating a bright and welcoming living space. One of the key highlights of this home is its premium location directly across from a tranquil pond &mdash; offering you serene water views and a peaceful ambiance right outside your front door. Beyond the home, you'll find an abundance of amenities within close proximity, including top-rated schools, parks, shopping centres, restaurants, and more &mdash; making daily errands and family outings convenient and stress-free. This property is currently tenant-occupied, making it an excellent option for investors seeking a turn-key rental opportunity or homebuyers willing to wait for possession while enjoying rental income in the interim. It's a win-win opportunity that offers both immediate returns and long-term value. Whether you're an investor expanding your portfolio or a homebuyer looking to secure a property in a sought-after location, this listing checks all the boxes. Wait no further and book for a showing.