



GRASSROOTS
REALTY GROUP

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

136 Creekstone Circle SW
Calgary, Alberta

MLS # A2245390



\$779,302

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,246 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This Prairie elevation 'Robson 24' built by Brookfield Residential is the perfect family home and is fully move-in ready! Featuring 2 living areas, 3 bedrooms, 3 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped basement with private side-entrance. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in cooktop and wall oven + microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The kitchen overlooks both the living and dining areas - making this the perfect space to host guests. A central gas fireplace and walls of windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a 5 pc en suite including dual sinks, soaker tub, and a walk-in shower - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement is undeveloped and awaits the new owner's imagination - with laundry + sink-rough-ins in place. The west-facing backyard is the perfect spot to soak up sun all summer long while providing you with ideal exposure that keeps the main living area bright and sunny

all year long. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home, allowing you to buy with peace of mind. This new home is fully move-in ready with timeless finishing throughout!