



GRASSROOTS
REALTY GROUP

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

144 Creekstone Circle SW
Calgary, Alberta

MLS # A2245391



\$768,623

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
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		

The beautiful Purcell 24 built by Brookfield offers the Arts & Crafts elevation and over 2,200 square feet of living space above grade + an undeveloped basement with rough-ins that awaits your imagination. This property is perfect for a large growing family or those who want plenty of space to host and entertain. Featuring 2 living areas, a home office, 4 bedrooms and 2.5 bathrooms, this home is perfect for families of virtually any size! The main level of the home features a large den / flex space that is perfect for a home office or children's play room. The large kitchen is complete with timeless micro shaker cabinetry and features a large island for additional seating. A suite of appliances including chimney hood fan, built-in oven and microwave and a gas cooktop complete the kitchen - creating the perfect cooking space for your inner chef. The walk-through pantry from the garage / mudroom provides added convenience for everyday living and endless storage. The kitchen opens to both the living and dining areas with a wall of windows that overlook the west-facing backyard and allow for natural light to flood the main level all year long. On the second level, you'll find a central bonus room that separates the primary suite from the other three bedrooms. The primary suite is complete with a walk-in closet and full 5 pc ensuite with soaker tub, dual sinks and a walk-in shower. Three more bedrooms, a full 5pc bathroom with dual sinks and a laundry room complete the second level. A side entrance provides quick access to the basement that remains undeveloped but includes all rough-ins for a full bathroom and sink - making development that much easier in the future. This property is brand new, move-in ready and features plenty of upgrades throughout. Soak up the sun in your west-facing backyard while enjoying a brighter inside living space all year long. Builder warranty and

Alberta New Home Warranty are included with purchase so you can buy with peace of mind. Located in the new community of Pine Creek with countless amenities nearby, this brand new home offers it all!