



GRASSROOTS
REALTY GROUP

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143 Creekstone Circle SW
Calgary, Alberta

MLS # A2249304



\$754,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	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

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

This brand-new home built by Brookfield Residential is move-in ready! This "Rundle 24" has a Prairie exterior elevation and features 2 living areas, 3 bedrooms, 2.5 bathrooms and a fully legal one bedroom basement suite that has its own private entrance! The chef-inspired kitchen is equipped with flat panel cabinets in a timeless warm colour palette with accent island. The kitchen is complete with a built-in oven & microwave, chimney range hood and built-in gas cooktop. It also features a spacious walkthrough pantry, conveniently accessed from the mudroom leading to the double attached garage, improving everyday functionality. Open to both the living and dining areas, the kitchen creates a seamless flow perfect for entertaining. A wall of windows spans across the back of the home, flooding the main floor with natural light and patio doors off of the dining area provide direct access to the backyard complete with BBQ gas line. The cozy electric fireplace in the living area adds a warm touch, perfect for winter evenings. Natural wood railings with iron spindles lead to the second level, where you'll find a central bonus room that separates the primary suite from the secondary bedrooms, providing both privacy and space. The large primary bedroom features a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms, a full bathroom, large linen closet and full laundry room complete the upper level. The fully developed basement with private side-entrance has a legal one bedroom suite complete with a full kitchen, living area, full bathroom and its own private laundry. This home comes with Builder Warranty and Alberta New Home Warranty, giving you peace of mind with your purchase. Fully complete and move-in ready, this home is perfect for a growing family,

investors looking to take advantage of a dual income property with two legal rental suites to rent out, or ideal for those wanting to live up and rent down with rental income to offset their monthly costs!