



GRASSROOTS
REALTY GROUP

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211 Creekstone Row SW
Calgary, Alberta

MLS # A2252004



\$849,999

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, See Remarks, Str		

Heating:	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Welcome to this modern and move-in-ready 4-bedroom, 3.5-bathroom home with a LEGAL RENTABLE BASEMENT SUITE and main-floor office in Calgary's desirable master-planned community of Pine Creek. Backing directly onto a park and playground with a sun-filled South-facing backyard, this home offers everyday convenience in a serene, nature-rich setting. With over 3,000 sq. ft. of developed living space, the open-concept main floor seamlessly connects the kitchen, dining, and living areas. The chef's kitchen boasts full-height maple cabinetry, quartz countertops, stainless steel appliances, and a walk-through pantry leading to a mudroom with garage access. A versatile flex room makes the perfect home office, while luxury vinyl plank flooring adds both style and durability. Upstairs, the primary suite features a walk-in closet and spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and walk-in shower. A central bonus room, two additional bedrooms, a full bath, and an upper-floor laundry complete this level. The fully self-contained legal basement suite includes a private side entrance, 1 bedroom, 1 bathroom, full kitchen, living/dining space, in-suite laundry, and its own mechanical system—ideal for extended family or rental income. Built for comfort and efficiency, the home includes triple-pane windows, a high-efficiency furnace, and the peace of mind of Alberta New Home Warranty. Prime location: steps from three playgrounds, surrounded by preserved natural areas, and only minutes to five golf courses, Fish Creek Park, and the Township Shopping Centre (4 minutes away). Shawnessy and Millrise shopping, dining, and VIP Cinema are also nearby, with a future state-of-the-art recreation centre planned for the community. This is your chance to own a thoughtfully designed home in one of Calgary's most desirable

communities. Contact your favourite REALTOR® today to book a private showing!