



**GRASSROOTS**  
REALTY GROUP

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

**103 Creekstone Park SW**  
**Calgary, Alberta**

**MLS # A2255106**



**\$759,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,289 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Like new home, built in 2024 and designed with both family comfort and future flexibility in mind, this contemporary 2,288 sq ft home pairs thoughtful upgrades with a versatile layout. Wide plank engineered hardwood floors extend through an open main level where a wall of windows creates a bright, inviting backdrop. The kitchen blends style and function with 2 toned full height cabinetry, quartz countertops, stainless steel appliances including a gas stove, subway tile backsplash and an undermount sink. A massive island invites family and friends to gather, while the adjacent built-in bar with beverage fridge makes entertaining effortless. Clear sightlines connect the living room, dining area and kitchen, ensuring no one misses a moment. Designer lighting accents the dining room that opens to a west-facing glass-railed oversized deck for seamless indoor/outdoor living. A 4th bedroom on this level offers flexibility for guests, a home office or multigenerational living, complemented by a convenient powder room. Upstairs, the vaulted bonus room becomes a hub for movie nights or kids' play, while the continuation of hardwood floors means no carpet to maintain. A spacious primary retreat is enhanced by an oversized window, walk-in closet and a luxurious ensuite with dual sinks, a soaker tub and a separate glass shower. 2 additional bedrooms each with walk-in closets share a well-appointed 5 pc main bath with dual sinks designed to simplify busy mornings. Practicality is elevated with an upper-level laundry room. A separate side entrance leads to an unfinished basement offering potential for customization or future development, appealing to investors or families planning for long-term growth. An insulated and drywalled double attached garage adds convenience, while the west-facing backyard promises sunny afternoons and space to personalize. Set in

Calgary's master-planned Pine Creek community, over half of the land is dedicated to environmental reserve, creating scenic southern Alberta views. The location provides quick access to the South Health Campus, Spruce Meadows, Fish Creek Park and Sikome Lake, with everyday amenities available in nearby Silverado, Walden, Shawnessy and Legacy. Offering a balance of style, function, and future opportunity, this home is ready to grow with your family for years to come!