



GRASSROOTS
REALTY GROUP

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71 Creekstone Way SW
Calgary, Alberta

MLS # A2263128



\$1,295,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,667 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s)

Inclusions: Garage Heater, Shed, Sonos Speakers, Heat Recovery Ventilator, Electric Blinds

Welcome to 71 Creekstone Way SW, an exceptional AWARD WINNING residence that combines MODERN DESIGN, ELEVATED FINISHES, and FUNCTIONAL VERSATILITY in one of Calgary's fastest-growing southwest communities. Thoughtfully designed for both everyday living and future flexibility, this stunning WALK-OUT HOME offers over 2,600 SQ. FT. ABOVE GRADE with remarkable craftsmanship throughout. Walking in, you're greeted by 10-FOOT CEILINGS, OPEN RISER STAIRS, and GLASS RAILINGS, creating a sophisticated yet inviting atmosphere. The main floor features a BRIGHT, OPEN-CONCEPT LAYOUT with spacious living and dining areas anchored by a sleek fireplace. Surrounding the space are FLOOR TO CEILING COMMERCIAL PREMIUM WINDOWS WITH POWER BLINDS, allowing natural light to fill the home throughout the day. The CHEF'S KITCHEN is a true centerpiece, featuring FULL-HEIGHT CABINETRY, a JENAIRE FRIDGE, and ELEGANT FINISHES that seamlessly connect to the dining and living spaces. A PRIVATE OFFICE on the main floor adds convenience and functionality to the modern layout. Upstairs, the PRIMARY SUITE serves as a luxurious retreat with 10-FOOT CEILINGS, CUSTOM BUILT-IN CABINETRY, and a SPA-INSPIRED ENSUITE complete with dual sinks, a large glass shower, and a CUSTOM WALK-IN CLOSET designed for organization and style. Two additional bedrooms, a full bathroom, a cozy LOFT WITH BEAUTIFUL VIEWS, and an UPPER-LEVEL LAUNDRY ROOM provide both comfort and practicality for the entire family. The FULLY FINISHED WALK-OUT BASEMENT featuring a GYM with PREMIUM GYM FLOORING, 4TH BEDROOM, REC ROOM AND BAR SIN ROUGH IN. Head outside to the EXPOSED CONCRETE PATIO and FULLY LANDSCAPED BACKYARD

complete with a GARDEN SHED. This home includes numerous thoughtful upgrades such as a HEATED GARAGE WITH EPOXY FLOORING, MUDROOM LOCKERS, a WATER SOFTENER, WATER FILTRATION SYSTEM, GARBURATOR, SONOS SYSTEM WITH BUILT-IN SPEAKERS, and a HEAT RECOVERY VENTILATOR for improved energy efficiency. Outside, enjoy peaceful evenings overlooking the yard with easy access to PARKS, PATHWAYS, AND LOCAL AMENITIES within the PINE CREEK / CREEKSTONE community. With its WALK-OUT BASEMENT, PREMIUM FINISHES, and FUTURE INCOME POTENTIAL, 71 Creekstone Way SW delivers an exceptional combination of LUXURY, FUNCTIONALITY, AND LIFESTYLE—all in a location designed to grow with you. Schedule your private tour today to experience this remarkable home in person.