



GRASSROOTS
REALTY GROUP

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211 Creekstone Row SW
Calgary, Alberta

MLS # A2263620



\$799,000

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:	Finished, Full, Separate/Exterior Entry, 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 (All)		

Welcome to this modern, move-in-ready 4-bedroom, 3.5-bathroom home with a LEGAL RENTABLE BASEMENT SUITE and a main-floor office, perfectly situated in the highly sought-after master-planned community of Pine Creek. Backing directly onto a park and playground, this property features a sun-filled south-facing backyard—the ideal combination of everyday convenience and a serene, nature-filled setting. Boasting over 3,000 sq. ft. of developed living space, the open-concept main floor seamlessly connects the chef’s kitchen, dining, and living areas. The kitchen impresses with 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 provides both style and durability throughout. Upstairs, the primary suite offers a spacious walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. A central bonus room, two additional bedrooms, a full bath, and convenient upper-floor laundry complete this level. The fully self-contained legal basement suite includes a private side entrance, 1 bedroom, 1 bathroom, a full kitchen, living/dining area, in-suite laundry, and its own independent mechanical system—ideal for extended family or supplemental rental income. Built with comfort and efficiency in mind, this home features triple-pane windows, a high-efficiency furnace, and the peace of mind of Alberta New Home Warranty. Enjoy a prime location just steps from three playgrounds, surrounded by preserved natural areas, and minutes to five golf courses, Fish Creek Park, and the Township Shopping Centre (only 4 minutes away). Shawnessy and Millrise shopping, dining, and the VIP Cinema are also nearby, with a future

state-of-the-art recreation centre planned for the community. Don't miss your chance to own this thoughtfully designed home in one of Calgary's most desirable communities. Contact your favourite REALTOR® today to book a private showing!