



GRASSROOTS
REALTY GROUP

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320 Creekside Terrace SW
Calgary, Alberta

MLS # A2266857



\$1,023,313

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,592 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover refined living in The Amber & a home designed for comfort, style, and function. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The executive kitchen features built-in stainless steel appliances, gas cooktop, chimney hoodfan, striking waterfall island, pendant lighting, and a pantry with a French door. A main floor flex room adds versatility, while the great room impresses with open-to-above ceilings and a cozy gas fireplace. Enjoy the upscale feel of 8' doors on the main floor and natural light from abundant windows throughout. The spacious 5-piece ensuite includes a tiled shower, soaker tub, and a bank of drawers, while the main bath offers dual sinks. Upstairs, the bonus room is enhanced with a tray ceiling, perfect for relaxing or entertaining. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.