



**281 Creekside Boulevard SW
Calgary, Alberta**

MLS # A2267008

\$640,000



Division:	Pine Creek	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,590 sq.ft.	Age: 2022 (4 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Corner Lot	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your dream corner lot home in the heart of Pine Creek—where modern finishes blend seamlessly with inviting charm in this thoughtfully crafted duplex. Step inside and experience the expansive feel of 9-foot ceilings paired with the rich comfort of luxury vinyl plank flooring. Recessed lighting brightens every corner, creating an atmosphere perfect for energetic gatherings or quiet nights in. The stylish, chef-inspired kitchen is the centerpiece of the home, featuring an island that's ideal for meal prep, hosting, or simply sharing a glass of wine while chatting with friends. Upstairs, the rooms all come with a walk-in closet. The primary suite promises ultimate comfort, complete with efficient cooling and an upgraded ensuite that feels like your own private spa. Two additional generous bedrooms provide ample space for family, guests, or a home office. The finished basement adds even more versatility as an investors delight! The one room basement comes with its laundry and kitchen plus additional office corner. Located in a vibrant community with scenic walking trails, dog parks, and convenient shopping nearby, this home offers more than just a place to live—it offers a lifestyle. Ready to see it in person? Book your private showing today!