



**GRASSROOTS**  
REALTY GROUP

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**281 Creekside Boulevard SW**  
**Calgary, Alberta**

**MLS # A2267008**



**\$640,000**

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

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate       |
| <b>Roof:</b>       | Asphalt Shingle                      |
| <b>Basement:</b>   | Full                                 |
| <b>Exterior:</b>   | Concrete, Vinyl Siding               |
| <b>Foundation:</b> | Poured Concrete                      |
| <b>Features:</b>   | Separate Entrance, Walk-In Closet(s) |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-Gm |
| <b>Utilities:</b> | -    |

**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 investor’s 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!