



GRASSROOTS
REALTY GROUP

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135 Creekview Gardens SW
Calgary, Alberta

MLS # A2267959



\$549,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,723 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: \$6,250 Appliance Allowance to be used at the builder's supplier.

Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of CreekView, this Columbia 18 model by Cedarglen Homes is more than just a layout - it's a lifestyle. From the first step inside, you're welcomed by a sense of openness and warmth, as natural light floods the main living space, drawing you toward the expansive great room anchored at the back of the home. The heart of the home is the kitchen crafted for connection and elevated with two toned cabinetry, striking quartz countertops, designer hardware, and long subway tile backsplash. Whether you're brewing coffee at the oversized island or entertaining guests for dinner, the space blends beauty and function seamlessly. Plus, with a \$6250 appliance allowance, your kitchen can be tailored to match your personal style. Need a quiet space to work or play? A main floor flex room tucked at the front of the home offers just that - perfect as a home office, creative nook, or cozy playroom. Upstairs, the central bonus room brings the family together for movie marathons or game nights, while still offering a touch of separation between the bedrooms. The primary suite is your personal haven, spacious enough for king-sized furnishings and styled with a spa-inspired ensuite complete with double vanities, a tiled walk-in shower, and a generous walk-in closet. Two additional bedrooms, a chic full bathroom, and a dedicated laundry room complete the upper level with both style and practicality. The unfinished basement offers endless potential with a separate entrance and rough-ins completed for a legal suite (city approval and permits required). Whether you envision a rental suite, home gym, or entertainment area, this space is ready for your creativity. Outside, the brand-new backyard deck

with a BBQ gas line is perfect for summer gatherings, and the \$2,000 landscaping credit ensures you can personalize your front yard within the first year of ownership. Located in the picturesque CreekView community, this home provides the perfect balance of nature and convenience. Enjoy easy access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and scenic walking paths, all while being surrounded by lush green spaces. This is the perfect place to call home. Don't miss out - book your private showing today!

Some photos are virtually staged.