



GRASSROOTS
REALTY GROUP

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163 Keystone Creek Drive NE
Calgary, Alberta

MLS # A2267984



\$547,900

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,766 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Edward by Partners Homes, located in the new North Calgary community of Keystone Creek, across from an environmental reserve. With 3 bedrooms and 3 full bathrooms, this newly built quick-possession home blends modern style, everyday convenience, and long-term value, and includes full new home warranty for added peace of mind. The main floor features a versatile front flex room/bedroom, ideal for a home office, guest space, or multi-generational living. An open-concept layout connects the dining and living areas to a well-appointed kitchen with shaker cabinets, quartz countertops, a large island, upgraded hood fan, and gas range, along with plenty of storage. A rear mudroom provides access to the backyard, complete with a BBQ gas line for outdoor living. A full bathroom with a walk-in shower completes the main floor for added convenience. Upstairs, the primary suite includes a walk-in closet and an ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a central bonus room, a full bathroom, and upper-level laundry with washer and dryer included make this layout highly functional for families or shared living. Additional features include 9' ceilings on the main and in the basement, a two-car gravel parking pad, Prairie elevation, upgraded finishes, and front yard landscaping with trees and shrubs. Keystone Creek is a thoughtfully planned community in North Calgary offering quiet streets, green spaces, and direct access to pathways, wetlands, and parks. Daily essentials, schools, dining, and services are minutes away, with convenient access to CrossIron Mills, YYC Airport, Stoney Trail, and Deerfoot Trail. Book your showing today to discover why Keystone Creek is quickly becoming one of Calgary's most desirable new communities.

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