



GRASSROOTS
REALTY GROUP

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168 Creekstone Circle SW
Calgary, Alberta

MLS # A2268326



\$799,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

The Purcell 24 by Brookfield Residential offers nearly 2,900 sq. ft. of thoughtfully designed living space across three levels, including a fully legal basement suite with private entrance! This brand-new home is ideal for large or multi-generational families, savvy investors, or anyone seeking extra space while offsetting monthly costs with rental income from the legal suite. The main level features an inviting open-concept layout anchored by a stunning kitchen with timeless two-tone cabinetry, a large island, and a convenient walk-through pantry that connects to the mudroom and double closet - perfect for everyday organization. Durable mid-tone vinyl plank flooring flows throughout the main level, creating a warm, cohesive look. The spacious living and dining areas are perfect for entertaining, while a private front den with a pocket door offers the ideal home office or flex space. Natural wood and iron spindle railing guide to the upper level where you'll find an expansive central bonus room that, perfect for a TV space, that separates the primary retreat from the secondary bedrooms. The primary suite is a true sanctuary, complete with a vaulted ceiling, walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, walk-in shower, and private water closet. Two additional bedrooms, a full bathroom, and an oversized laundry room complete the upper floor. The professionally developed lower level includes a 1-bedroom legal suite with its own kitchen, living/dining area, full bathroom, and laundry - making it ideal for tenants, extended family, or guests. The legal suite is completely self-contained with its own mechanical system and is accessed via a private side-entrance. This brand-new home is move-in ready and includes extensive upgrades throughout, as well as full Builder and Alberta New Home Warranties for complete peace of mind.

Don't miss your opportunity to own a versatile, income-generating home - move in now!