



GRASSROOTS
REALTY GROUP

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55 Creekstone Common SW Calgary, Alberta

MLS # A2272480



\$710,169

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Birkley 3 by Sterling Homes Calgary! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Beautiful modern finishes and thoughtful design define this upgraded home. Featuring LVP on the main floor and bright triple-pane and additional windows, this home offers a stylish kitchen with stainless steel appliances, chimney hoodfan, gasline rough-in for a range, pendant lighting, Quartz countertops, undermount sinks, and a walk-in pantry. Enjoy an electric fireplace, paint-grade railing with iron spindles, and upper-floor laundry. The primary bedroom includes a 4-piece ensuite with a tiled walk-in shower, bench, tiled flooring, and a bank of drawers. With WICs in all bedrooms, a side entrance, 9' basement walls, and a rear deck with BBQ gasline rough-in, this home blends comfort and style. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.