



GRASSROOTS
REALTY GROUP

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31 Creekside Grove SW
Calgary, Alberta

MLS # A2272984



\$749,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Garden, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Welcome to 31 Creekside Grove SW a stunning 4 bed, 3.5-bath home on a spacious corner lot in Pine Creek. Built in 2022, this modern 2-storey offers over 2,400 sq ft of total living space, including a legal 1 bedroom basement suite leased at \$1,000/month perfect as a mortgage helper or income property. The main floor features an open-concept layout with granite counters, stainless steel appliances, gas range, and a bright living area with electric fireplace. Upstairs you'll find a bonus room, laundry, 3 bedrooms including a large primary suite with walk in closet and private ensuite. Enjoy warm months on the back deck, fully landscaped & fenced yard, and stay cool with central A/C. The legal basement suite has a private side entrance, full kitchen, 4 pc bath, laundry, and separate living space – turnkey and ready to generate passive income. Located on a quiet street near parks, walking paths, and minutes to shops, schools, Stoney Trail & Macleod Trail. Skip the builder markup this move in ready home includes landscaping, fencing, A/C, appliances, and a finished suite. Act fast this is one of the best values in Calgary’s SW!