



GRASSROOTS
REALTY GROUP

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102 Creekside Way SW
Calgary, Alberta

MLS # A2275504



\$689,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All TV mount(s)

Welcome to this Morrison-built home that stands out for its smart layout, strong separation of spaces, and move-in-ready condition—set on a TRADITIONAL LOT with a fully landscaped and fenced yard. Designed for real life, this home balances comfort today with flexibility for the future. Main Floor The main floor is intentionally designed for both productivity and connection. Durable vinyl plank flooring runs throughout, while a private enclosed front den offers true separation—ideal for working from home or flex use without sacrificing quiet. A bright front entry with 9-foot knockdown ceilings and a generous coat closet creates an immediate sense of openness. The garage entry features a functional mudroom with a broom closet, pocket door, and direct access to a 2-piece bathroom. The open-concept rear of the home flows into a well-proportioned kitchen, dining, and lifestyle space suited for hosting and everyday living. The kitchen features quartz countertops, a central island, extended-height cabinetry, soft-close doors and drawers, tiled backsplash, corner pantry, and a stainless steel appliance package including a French door refrigerator with water line and slide-in range. The lifestyle room offers a cozy electric fireplace, while the dining nook opens to the backyard through a garden door for easy indoor—outdoor flow. Upper Level Carpeted stairs with open railing lead to a bright upper floor anchored by a front bonus room with a vaulted ceiling, ideal for movie nights or a kids’ zone. Laundry is conveniently located on this level with added shelving and dual doors for a clean, streamlined look. Two well-sized secondary bedrooms are positioned near a 4-piece bathroom with quartz countertop, tiled tub surround, and linen closet. Tucked away at the back of the home, the primary retreat offers excellent privacy and

space, complete with a walk-in closet and a 5-piece ensuite featuring quartz finishes, a fully tiled shower with 10mm glass enclosure, soaker tub, and private water closet. **Basement** The unfinished basement is a major value-add, offering a layout that makes future development straightforward. With SIDE-LOCATED STAIRS on a traditional lot, bathroom rough-in, HRV, forced-air furnace, and water softener already in place, the space can accommodate a future bedroom, bathroom, recreation area, and additional storage—ideal for growing families or long-term planning. **Outdoor Space** The fully landscaped backyard is ready to enjoy, featuring a deck, lower patio, green space, full fencing, and a storage shed. Central air conditioning ensures comfort through Calgary’s warm summer months. Located in a vibrant South Calgary community with quick access to major routes, this home offers everyday convenience without compromising space or livability. Overall, this home delivers a well-balanced combination of quality construction, stylish finishes, and future potential, making it a standout option for buyers seeking comfort and flexibility in a modern family home.