



GRASSROOTS
REALTY GROUP

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336 Creekstone Circle SW
Calgary, Alberta

MLS # A2276221



\$749,950

Division:	Pine Creek		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,161 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Nestled in the beautiful community of Pine Creek, this brand new four-level split, The Hudson, built by Brookfield Residential, features nearly 2,200 ft² of developed living space + an undeveloped basement that awaits your imagination and design touches. Featuring 2 living spaces, a home office/flex space, 3 bedrooms, 2.5 bathrooms and plenty of living space, this beautiful family home provides the nostalgia of a four-level-split with the openness you desire in a modern home. Situated on a sunny lot with an ideal south-facing backyard, this home is beautiful both inside and out, giving you plenty of natural light all year long and optimal sunshine in the backyard throughout the summer. The bright and open main level features a gourmet kitchen complete with built-in chimney hood fan, built-in wall oven & microwave, and a gas cooktop. The kitchen is complete with a large walk-in pantry, providing ample storage. The central kitchen overlooks the living and dining areas - making it the perfect entertainment space. The main level is complete with a large flex room with doors, ideal for a home office space, and lastly a large mud room and 2 pc powder room round out the main level. Up a half set of stairs is the expansive bonus room with vaulted ceilings and access to the private balcony off the front of the home. With the main living area just a few steps down, the open concept allows for separation without compromising the open feel and making it feel closed off. Up another half set of stairs, you'll find the primary bedroom complete with a walk-in closet and 5pc ensuite bathroom including a soaker tub, walk-in shower, private water closet and dual sinks. The upper level is complete with two additional bedrooms, a convenient 5 pc main bathroom with dual sinks and a full laundry room. Situated on an incredible lot and featuring beautiful design

throughout, this brand new home includes full builder warranty as well as 10 year Alberta New Home Warranty with countless amenities nearby!