



GRASSROOTS
REALTY GROUP

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145 Creekside Street SW
Calgary, Alberta

MLS # A2282679



\$708,679

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

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. Built to 2025 specifications, this home features LVP throughout the main floor and laundry, triple-pane and additional windows, and an electric fireplace with mantel. The kitchen offers stainless steel appliances, chimney hoodfan, built-in microwave, single bowl Silgranit sink, Quartz countertops with undermount sinks, and a walk-in pantry with french door. Upstairs includes a vaulted bonus room, upper-floor laundry, and walk-in closets in all bedrooms. The primary bedroom features a 4-piece ensuite with a tiled-wall fiberglass shower, tile flooring, and a bank of drawers—also found in the main bath vanity. With a side entrance and 9' basement walls, this home blends style, efficiency, and everyday convenience. 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 representative.