



**747 Creekside Boulevard SW  
Calgary, Alberta**

**MLS # A2284538**



**\$589,900**

<b>Division:</b>	Pine Creek	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b> 2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 2 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This beautifully designed 1,626 sq. ft. duplex by Shane Homes combines high-end style with everyday functionality in the heart of Pine Creek. Move-in ready, the home features a sun-drenched, open-concept main floor with soaring ceilings, durable LVP flooring, and a stunning kitchen boasting quartz countertops, stainless steel appliances, and a convenient walk-in pantry. A south-facing front veranda invites you inside, while the rear entrance provides easy access to a 2-piece powder room and leads out to your double detached garage. Upstairs you will find a central bonus room, with a large primary bedroom, 3pc ensuite bathroom and a walk-in closet to one side, and two additional bedrooms, a 4pc bathroom and a laundry area on the other side. All bathrooms are finished with quartz countertops and tile flooring. The basement adds incredible value with a separate side entrance and plumbing rough-ins for a future suite. Perfectly situated within walking distance of schools, shopping, and pathway trails, this home also offers quick access to Macleod and Stoney Trails for an effortless commute.