



**747 Creekside Boulevard SW
Calgary, Alberta**

MLS # A2284538



\$549,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

| 2023 | DOUBLE DETACHED GARAGE | SEPARATE ENTRANCE | MOVE IN READY | 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 legal suite, upon approval by the City of Calgary. 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.