

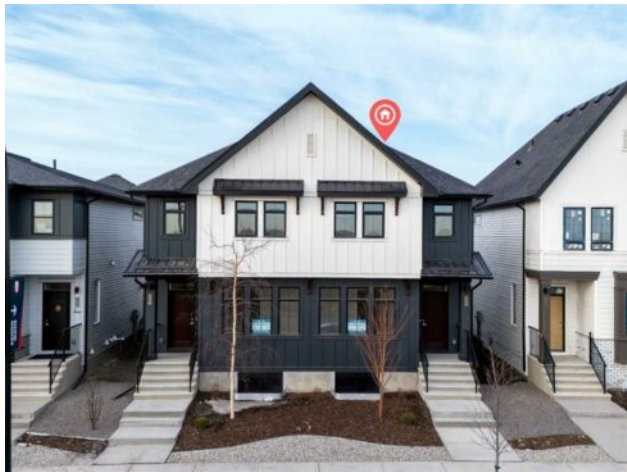


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

175 Keystone Creek Drive NE
Calgary, Alberta

MLS # A2284724



\$553,900

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,751 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Edward by Partners Homes, a brand new quick possession opportunity in Keystone Creek, ideally positioned directly across from an environmental reserve. With 3 bedrooms, a central bonus room, and 3 full bathrooms, this newly built home offers modern style, everyday functionality, and the peace of mind of full new home warranty coverage. The main floor is bright, open, and versatile, featuring a front flex room that can easily serve as a home office, guest bedroom, or private space for multi-generational living. The open-concept kitchen is thoughtfully finished with quartz countertops, cabinetry to the ceiling, a large island, upgraded hood fan, and generous storage, flowing seamlessly into the dining and living areas for comfortable everyday living and entertaining. A rear mudroom provides convenient access to the backyard, while a rare main-floor full bathroom with a tiled walk-in shower adds exceptional flexibility to the layout. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and a private ensuite featuring dual sinks and a beautifully finished tiled shower. Two additional bedrooms are complemented by a central bonus room, an ideal space for movie nights, a kids' play area, or a second lounge away from the main floor. Another full bathroom and upper-level laundry with washer and dryer included complete this highly functional upper level. Additional highlights include 'ceilings on both the main level and basement, upgraded interior finishes, a two-car gravel parking pad, and completed front landscaping. Keystone Creek is one of North Calgary's newest thoughtfully planned communities, surrounded by wetlands, parks, and connected pathways, while still offering quick access to schools, shopping, dining, CrossIron Mills, YYC Airport, and major routes including Stoney and Deerfoot Trail. Book your

private showing today and discover why Keystone Creek is quickly becoming one of Calgary’s most exciting new communities.