



GRASSROOTS
REALTY GROUP

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

170 Creekstone Path SW
Calgary, Alberta

MLS # A2285765



\$739,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Including Drapes and Rods, Bonus Room TV Mount, Family Room TV Mount, Water Softener, Garage Opener + 2 Remotes, Doorbell Camera, Exterior Cameras (2), 3 White Shelves on Main floor, 4 Shelves in Family Room

Located in the up-and-coming community of Pine Creek, this stunning 2024-built home features pride of ownership and upgrades throughout. Situated on a non-zero-lot-line, pie-shaped lot, this WEST FACING property comes professionally landscaped and fully fenced with a large deck. Inside, the home features well-maintained luxury vinyl plank floors and 9-foot ceilings throughout (including the basement). The main floor includes a flex/office space and an open-concept living area. The kitchen is thoughtfully designed with quartz countertops, a pantry, stainless steel appliances, a wall oven and a five-burner gas range. A gas fireplace warms the living room, while the west-facing backyard fills the dining and living areas with natural light. This level is completed by a two-piece bathroom and a mudroom with access to the attached two-car garage. Upstairs, a spacious bonus room separates the secondary bedrooms—each equipped with walk-in closets—from the primary retreat. The primary suite offers west-facing exposure and ample space for a king-sized bed and additional furniture. The five-piece ensuite features dual vanities, a large tub, a standalone tiled shower, a water closet, and access to a walk-in closet. A four-piece bathroom and a laundry room are also located on this level. The backyard requires no additional investment, offering a solid deck with a gas hookup, grass and a spacious, west-facing fully fenced yard. The home is situated on a quiet street, just steps away from local playgrounds and green spaces.