



GRASSROOTS
REALTY GROUP

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704 Creekstone Circle SW
Calgary, Alberta

MLS # A2286641



\$739,999

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

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

Inclusions: N/A

Welcome to this exceptional 2023 built Excel Homes located in Pine Creek SW, one of South Calgary's most exciting and up-and-coming communities offering nearly 1,900 sq. ft. of thoughtfully well-designed living space, this beautifully maintained home is move-in ready and loaded with upgrades. The bright, open-concept main floor showcases high ceilings, expansive windows, and a seamless layout ideal for both everyday living and entertaining. The main floor features an open layout with bright windows, quartz countertops, modern cabinetry, and a spacious living and dining area finished with LVP and carpet flooring. Upstairs, you will find three well-appointed bedrooms, a spacious bonus room, and the added convenience of upper-floor laundry, brilliantly designed for today's busy households. The primary bedroom retreat offers a walk-in closet and a private 5-piece ensuite, while the additional bedrooms are serviced by a well-appointed 4-piece main bath. Included are Smart home essentials package including Ring Video Doorbell, all-in-one thermostat, Wi-Fi garage door opener, additional USB/USB-C ports and CAT6 location. Enjoy a fully fenced backyard with a completed deck, ideal for outdoor living. A separate side entrance leads to a fully developed 1-bedroom legal basement suite, providing private space for extended family or guests. This home also comes equipped with air conditioning for added year-round comfort. Additional highlights include a two-car attached garage, quality craftsmanship, and a desirable lot featuring no rear neighbors. Situated in the growing community of Pine Creek, residents enjoy a peaceful suburban setting with convenient access to schools, parks, shopping, and major commuter routes including Deerfoot Trail, Stoney Trail, and Macleod Trail. An excellent opportunity to own a newer

construction home with a finished basement in one of South Calgary’s most sought-after locations! and located in a growing SW community close to parks, pathways, and amenities, this home offers comfort, functionality, and long-term value.