



**163 Creekstone Way SW
Calgary, Alberta**

MLS # A2290487



\$575,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,599 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Front doorbell

Ready & waiting for a new family to make it their own is this fantastic two storey home in the popular Southwest Calgary community of Pine Creek. Built by Stepper for the original owners, this beautifully upgraded semi-detached home enjoys laminate floors & granite countertops, total of 3 bedrooms + loft, oversized 1 car garage & fenced backyard with multi-level deck for your outdoor living. Bathed in natural light & complemented by 9ft ceilings, you'll just love the expansive main floor with its airy living room with large picture windows, open to the great-sized dining room & sleek kitchen with 2-toned cabinetry & walk-in pantry, loads of cabinet space & Samsung stainless steel appliances. Head on upstairs to the 3 bedrooms & 2 full bathrooms with a central loft area which would make a terrific space to relax with the kids, as a media room or office. The primary bedroom has a walk-in closet & ensuite with tile floors & separate shower, soaker tub & granite-topped vanity. Completing the 2nd floor is the laundry room with stacking LG washer & dryer. The unspoiled lower level with an oversized window & roughed-in plumbing, offers tremendous potential for a future 4th bedroom, bathroom & rec room. Additional features include upgraded lighting, main floor mudroom, natural gas line for your BBQ on the upper backyard deck & separate side entrance between the main & basement levels. Prime location with quick easy access to both Stoney & Macleod Trails, just minutes to Spruce Meadows & Shawnessy Towne Centre, Granary Road Park, Fish Creek Park & Sikome Lake, LRT, South Health Campus & downtown.