



**1245 Creekview Drive SW  
Calgary, Alberta**

**MLS # A2291658**



**\$769,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** None

Welcome to this brand new, upgraded home in the vibrant community of Pine Creek! Known for blending nature, family living, and modern homes, Pine Creek offers scenic pathways, nearby parks, and easy access to city conveniences. This beautifully designed property features extensive upgrades throughout and is perfect for homeowners looking for a mortgage helper opportunity with its thoughtfully designed basement living space. The main floor showcases luxury vinyl plank flooring throughout the entire main and second floor, a spacious layout, and a gorgeous extended kitchen with two-tone cabinetry, waterfall island with additional cabinet storage, upgraded backsplash tiles, built-in appliances, and a modern upgraded hood fan. A larger walk-in pantry adds both convenience and storage. The home also features upgraded black window frames, adding a striking modern exterior and interior aesthetic. A versatile additional room on the main floor is complemented by a full bathroom with an upgraded standing shower and full wall tile finish, perfect for guests or multi-generational living. Upstairs, you'll find spacious bedrooms and an upgraded ensuite featuring a beautifully finished standing shower with full wall tiles. The extended basement bedroom enhances the lower level's functionality, making it ideal for extended family or rental potential. Both the main floor and basement kitchens feature stylish two-tone cabinetry, creating a cohesive and upscale look throughout. Additional highlights include: Upgraded washer and dryer sets for both main floor and basement, Upgraded stair carpet, Pressure-treated backyard deck with sleek black railings, Upgraded exterior stone detailing, Doorbell camera system for both the main entrance and basement entrance. This move in ready home combines style, functionality, and income potential in one of Calgary's

growing communities.