



**136 Creekstone Hill SW
Calgary, Alberta**

MLS # A2297409



\$1,599,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,063 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Ins		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar

Inclusions: Wall Mounted TV

Experience the pinnacle of modern estate luxury in this impeccably curated showhome by Homes by Fifty-Six, perfectly situated in the prestigious enclave of Hudson in Pine Creek. This residence offers a rare opportunity to acquire a designer-built masterpiece that harmonizes sophisticated architectural craftsmanship with the serene, natural beauty of Calgary's most sought-after landscape. Spanning over 4,135 square feet of total developed living space, the home is a masterclass in "organic modern" design, featuring a thoughtful layout that prioritizes both family-focused organization and grand-scale entertaining. Upon entry, the residence immediately impresses with 10-foot ceilings and warm oak hardwood flooring that flows seamlessly toward the heart of the home. The chef-inspired kitchen is a culinary sanctuary, boasting a refined butler's pantry and custom appliances flawlessly integrated into custom cabinetry. This space opens into an expansive living area where elevated windows and a full-width deck perfectly frame unobstructed, breathtaking views of the Pine Creek Coulee and the surrounding environmental reserve. The upper level is defined by architectural elegance and soaring vaulted ceilings, featuring three spacious bedrooms and two full baths, including a primary retreat designed as a peaceful sanctuary. Every corner of the home reflects a commitment to premium materials, from the earthy palette of creams to the rich oak accents. The lifestyle experience extends to the fully developed walk-out basement, which serves as a premier entertainment and guest hub. This lower level features a fourth bedroom and a third full bathroom, providing a private and comfortable space for visitors or older children. The area is anchored by a sophisticated wet bar and a private, professional-grade gym space, all while maintaining a direct

connection to the outdoors through the walk-out access. A triple-car garage provides ample space for the automotive enthusiast and completes the utility of this grand property. Located in a community where over 50% of the land is dedicated as an environmental reserve, this home offers the tranquility of country living without sacrificing urban convenience. Residents enjoy doorstep access to nature trails and the Pine Creek nature reserve, all while remaining minutes from world-class amenities such as the Cardel Rec Centre, Spruce Meadows, and premier golf at Sirocco and McKenzie Meadows. For families prioritizing academic excellence, the home is perfectly positioned near Calgary's most prestigious institutions, including Tanbridge Academy, Strathcona-Tweedsmuir, and Glenmore Christian Academy. With easy access to the Somerset LRT and major commuter routes, this property represents an unparalleled opportunity to embrace a lifestyle of elegance, serenity, and modern convenience in Southwest Calgary.