



**747 Creekside Boulevard SW
Calgary, Alberta**

MLS # A2298880



\$544,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Offering over 1,600 sq ft above grade with a double detached garage and central bonus room, this 2023-built Pine Creek duplex shows like new and stands out for its functional layout and usable space. The main floor features a bright, open design with south-facing windows and a spacious living area that flows into a full-sized dining space and kitchen. The kitchen includes quartz countertops, stainless steel appliances, a large island, and a separate walk-in pantry. A rear mudroom with closet provides practical access to the backyard and garage. Upstairs, the layout is centered around a bonus room that separates the primary bedroom from the two additional bedrooms. The primary includes a walk-in closet and 3-piece ensuite, while the upper level also offers a full bathroom and convenient laundry. The basement is unfinished with a separate side entrance and plumbing rough-ins already in place. The wide, open layout provides flexibility for future development or suite potential (subject to city approval). The spacious backyard is designed for low maintenance and includes a pathway to the double detached garage. Located minutes from Township Shopping Centre, Shawnessy and Silverado amenities, with quick access to Macleod Trail, Stoney Trail, and the Somerset-Bridlewood LRT. Immediate possession available.