



**151 Creekstone Way SW
Calgary, Alberta**

MLS # A2304478



\$575,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,586 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, No Neighbours Behind, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: none

The main floor opens up around a kitchen built for actual cooking. Quartz counters, walk-in pantry, stainless appliances. White shaker uppers, grey lowers, dark subway tile backsplash. The island fits a family. Living room sits right off the kitchen with a tiled fireplace and big windows facing the back. Side entry has a built-in mudroom with bench, hooks, and cubbies, which you'll appreciate the first time someone walks in with wet boots. Upstairs is where it gets interesting. The bonus room has vaulted ceilings and its own fireplace, basically a second living room. Three bedrooms up here, including a primary with a walk-in closet and an ensuite with a glass shower. Laundry on the bedroom level where it should be. Two and a half baths total. Attached garage out front. Fenced yard with a patio and a back deck for summer dinners. The basement is unfinished and ready for whatever you have in mind, whether that's a fourth bedroom, a rec room, or both. Pine Creek itself has grown into one of Calgary's better newer SW communities. Playgrounds and soccer fields within a 20-minute walk. Pathways winding past ponds, wetlands, and into the foothills. Township Centre and Silverado Shopping are minutes away for groceries, coffee, and errands. Stoney Trail puts the mountains within easy reach on weekends. Macleod Trail takes you downtown when you need it. Spruce Meadows is up the road. Fish Creek Park and the South Health Campus are close. Wake up to foothills views and you'll get why people are moving out here.