



**105 Creekstone Path SW
Calgary, Alberta**

MLS # A2126548



\$795,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot, Street Lighting		

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

Welcome to this stunning new home by Sterling Homes in the family friendly community of Creekstone in Pine Creek. The Birkley 2 model with 3 bedrooms, 2.5 bathrooms and a bonus room boasts a south-facing backyard, inviting the warmth of sunlight through the large windows. The main floor with luxury vinyl plank flooring welcomes you with an open concept design with 9' knockdown ceilings, featuring a spacious living area adorned with a cozy fireplace — perfect for relaxing. The kitchen, adjacent to the dining area, is a stylish upgrade with an executive kitchen layout with quartz counter tops including stainless steel appliances with a chimney hood fan. Also featuring a walkthrough pantry leading to the mudroom. As you ascend to the upper floor, a huge, centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The primary bedroom boasts a 5-piece ensuite including a tiled shower with fiberglass base, soaker tub and dual sinks, offering a private oasis within your home. Two additional bedrooms with walk-in closets and a full bathroom cater to all your family needs. The laundry room is conveniently located on the upper level. The basement with a private separate entrance awaits the new owner's imagination - perfect for a legal suite. This amazing home is conveniently located minutes away from the Somerset LRT station and within proximity to schools, retail shops, pathways, a serene pond, and convenient access to major thoroughfares. Schedule a showing today and envision the possibilities of making this home your own!