



**735 creekstone Circle SW  
Calgary, Alberta**

**MLS # A2128009**



NEW HOME

**Grayson**  
CREEKSTONE

1775 SQ. FT. | 3 BED | 2.5 BATH  
FROM THE HIGH \$600s

Step on into the Grayson, where you are welcomed by a bright and airy foyer leading you to the main floor. The chef-inspired, L-shaped kitchen has an island, perfect for entertaining and extra counter space. Overlooking the

**\$697,900**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters		

**Inclusions:** NONE

Welcome to The GRAYSON. A beautiful new home TO BE BUILT by EXCEL HOMES! Anticipated possession is approx. 9 months from firm offer. Lots of time to personalize your new home & choose your options! Located in the up and coming community of Creekstone / Pine Creek - West of Macleod Trail in South Calgary, offering a dynamic family lifestyle, with access to nature and amenities. Parks & pathways weave into surrounding communities & ponds. This home is close to a park & offers a sunny SOUTH backyard with 1775 sf of well-designed living space. SEPERATE SIDE ENTRANCE to basement landing - and this home has been roughed in for a LEGAL SUITE. Basement has 9' ceilings! A bright and airy foyer leads you into the open main floor plan that boasts a large kitchen, dining nook & family room that overlooks your sunny south facing backyard! You&rsquo;ll have 9-foot knockdown ceilings on the main floor &ndash; luxury vinyl plank flooring &ndash; stone countertops &ndash; beautiful thermally fused laminate cabinets & lots of windows for optimal capture of natural daylight. The chef inspired kitchen features a great prep island for extra space & entertaining. Moving upstairs you&rsquo;ll find 3 generous bedrooms &ndash; bedrooms 2 & 3 are separated from the primary suite by a family sized bonus room. The primary suite offers a walk-in closet & spa like ensuite. Your laundry room & an additional family bathroom are located on this level. The option to add a developed basement for extra space is available. This home will be a &ldquo;Built Green&rdquo; home with solar conduit &ndash; Low E windows &ndash; Hi eff furnace &ndash; Heat recovery ventilator &ndash; EnerStar rated appliances &ndash; Smart Home Essentials and so much more.