



101, 335 creekside Boulevard SW
Calgary, Alberta

MLS # A2133661



\$529,888

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,693 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

****OPEN HOUSE Sunday June 23 1-3pm** BEST LOCATION IN COMPLEX (END UNIT EXTRA WINDOWS) | DOUBLE GARAGE | BRAND NEW (NEW HOME WARRANTY) | ALMOST 1,700 sq ft (4 bed/2.5bath) | All in the South Calgary community 'Pine Creek' - complementing a dynamic family lifestyle, with nature, amenities and transportation options nearby. UPGRADES/FEATURES: Balcony, Low condo fees, high ceilings, open floor plan and so much more. No compromises will be made in this new townhome, with a double garage welcoming you as soon as you pull up. The ground floor is complimented with a bedroom/den, which is a perfect extra space to have. Head upstairs to be greeted by the chefs kitchen which features: 'award winning cabinetry design' by A.B. Cushing Mills; Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage; Under mount stainless steel sink with industrial high arc single lever pull out faucet; Polished hard surface quartz eased edge countertops; Energy saving Whirlpool® stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan, and slide-in electric range; Deep drawer for pots and pans; Gleaming Foundry™ custom made door hardware - making it the perfect place to cook up and enjoy your favourite meals. The second level is complete with a great size dining, living room, half bath and massive balcony where you can put some patio extras (BBQ/TABLE) to hangout and enjoy the sunny days. Don't forget, with this END UNIT you will be getting many more windows that leave the unit feeling much more bright and open making you feel so much more at home. On top of it, being the best location you have more privacy AND SOUTH / EAST and WEST sun**

exposure ensuring the best sunlight all-day-long. Head up to the third floor to find laundry, a shared fun bath, and 3 good size bedrooms one of which being the primary quarters. The primary quarters has its own spa like retreat that features: Polished hard surface quartz eased edge countertops; Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere Innovative TRUspace™ integrated storage cabinetry; Chrome plumbing fixtures with porcelain sink; Sterling porcelain toilet; Environmentally conscious WaterSense® fixtures, shower heads, and toilet. All the above is for your maximum enjoyment as you live your day-to-day life, not to mention you can be at ease with ALBERTA NEW HOME WARRANTY through a comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty. Live your best in South Calgary's "Pine Creek" Townhomes development by TRUMAN. This unit will not last - book your viewing today before... it's gone!