



**240 Creekstone Row SW
Calgary, Alberta**

MLS # A2146786



\$790,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Over the range vent fan

Spacious is how to describe this beautiful 3 bedrooms (plus a den) and 2.5 bathrooms detached house available for sale in the most sought after community of Pine Creek in SW Calgary. The main level features two jacket closets (the second one is by the garage entrance) to store your winter outer wears. Opposite the jacket closet is a 2 piece guest washroom for convenience. At the end of the hallway, you are ushered into the chef's gourmet kitchen featuring a granite island and countertops, stainless steel appliances and lots of white cabinetry/storage for your kitchen utensils. Directly from the double attached garage leads into your walk-through pantry for easy storage of your groceries. Walk past the kitchen and you are led into the open living room/dining room combination with plenty of windows to bring in natural light and warmth into your space. A spacious den (which can be used as an office) and the balcony doors which leads from the dining to the virgin yard completes this level. Climb up the stairs to the upper level and be greeted by the massive bonus room for your family entertainment. This level also has a large master bedroom with street facing windows and an ensuite 5 piece bathroom. wo additional very spacious bedrooms and a 4 piece bathroom are on the other side of the bonus room. The laundry room is also spacious and tucked perfectly on this level for convenience. To complete this level are 2 linen closets located on either side of the bonus room. The main and upper levels (including stairs) have LVP flooring installed everywhere. The very spacious basement is undeveloped for your creative imagination.