



**105 Creekstone Path SW  
Calgary, Alberta**

**MLS # A2157656**



**\$789,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	2022 (2 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, Front Yard, Level, Standard Shaped Lot, Street Lighting, Rectang		

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

Welcome to this stunning new home in the family friendly community of Creekstone in Pine Creek. This 2 storey home with separate basement entrance features 3 bedrooms, 2.5 bathrooms and a bonus room, with 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 "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!