



274 Creekstone Hill SW
Calgary, Alberta

MLS # A2168458



\$819,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

SPEC HOME - FEB POSSESSION. "Pineview" by NuVista Homes has a SUNSHINE BASEMENT, backs on green space, and is located on a traditional lot in the semi-estate & estate community of Hudson in SW Calgary, surrounded by a nature reserve. This 3 bed, 2.5 bath home is currently under construction. It features a Gourmet Kitchen with upgraded Samsung built-in appliances, quality cabinetry, and quartz countertops, along with a designer interior colour package. Main floor has luxury vinyl plank flooring throughout, gas fireplace with tile to ceiling surround, and an 11'x10' rear deck for outdoor enjoyment. Potlights are included in the kitchen and master bedroom, as well as upgraded light fixtures throughout. The spacious master bedroom includes a 5 piece ensuite and a walk-in closet. A side entrance and 9' foundation is included which is ideal for a future development. Hardie board exterior siding, stained fiberglass front door and numerous interior upgrades. Photos are representative.