



**229 Creekstone Hill SW**  
**Calgary, Alberta**

**MLS # A2176604**



**\$975,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pine Creek                                    |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey, Side by Side                        |               |                   |
| <b>Size:</b>     | 2,428 sq.ft.                                  | <b>Age:</b>   | 2025 (-1 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Level, Street Lighting |               |                   |

|                    |                                       |                   |              |
|--------------------|---------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank     | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                      | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame | <b>Zoning:</b>    | R-G          |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -            |

**Features:** Bathroom Rough-in, Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

This 2,428 sq ft "Brentwood" model by NuVista Homes features 3 spacious bedrooms and 2.5 bathrooms, along with a double front attached garage. Nestled on an estate lot in the community of "Hudson" surrounded by a nature reserve, this home includes a side entrance and a rear deck. The exterior boasts durable Hardie board siding. Inside, enjoy a gourmet kitchen equipped with built-in Samsung appliances and a large island. The great room features a fireplace tiled to ceiling height, while the convenient walkthrough pantry leads to the mudroom featuring a built-in bench and coat hooks. The main floor includes 9' knockdown ceilings, enhancing the open feel and also features a flex room which is perfect for a home office. The upper floor has a good-sized bonus room along with 3 bedrooms and a spacious laundry room. Both the ensuite and main bathroom feature double sinks along with ample storage. Premium interior finishes throughout the home. Photos are representative.