



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

166 Creekstone Way SW
Calgary, Alberta

MLS # A2181338



\$850,000

| | | | |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,092 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Reverse Pie Shaped Lot, Street Lighting | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to this STUNNING HOME in Calgary's master-planned community in Pine Creek, a neighborhood like no other. With more than half of the community preserved as environmental reserve, this neighbourhood offers BREATHTAKING SOUTHERN Alberta VIEWS and tranquil natural surroundings. This HUMBLE ABODE HAS Centralized A/C and has total finished area of 2,860.8 square feet, MAIN LEVEL HAS 9' CEILINGS, TRIPLE PANE WINDOWS and DURABLE VINYL PLANK FLOORS .ALL are harmoniously paired with stylish designer details and neutral hues. The open-to-above entrance TRULY creates a grand first impression, setting the tone for the elegance throughout. The kitchen is a culinary haven, featuring FULL HEIGHT RICH CABINETRY , ELEGANT STONE COUNTERTOPS, and an OVERSIZED breakfast bar island. It also includes an UPGRADED BACKSPLASH + SOFT- CLOSE cabinets, and a SPACIOUS WALK-THROUGH PANTRY for effortless grocery unloading. The inviting living room centers around a sleek fireplace, creating a cozy atmosphere, while the dining area encased in windows provides a breathtaking setting for meals and gatherings. A conveniently located den near the entrance offers a quiet and functional workspace. Upstairs, the bonus room is perfect for family movie nights or game days. This level also features a laundry room and three spacious bedrooms, including the primary suite, a luxurious retreat complete with a relaxing sitting area. The 5-pc ensuite is a haven of comfort with DUAL SINKS, a DEEP SOAKER TUB, and a separate shower. The FULLY FINISHED BASEMENT features a den, additional bedroom, a spacious games room, complete with a 4-pc bathroom for guests to enjoy. The OVERSIZED DOUBLE ATTACHED GARAGE complements the home's elegant architecture,

adding to its impressive curb appeal (WITH SHELVES INSIDE THE GARAGE). THE FRONT AND BACKYARD ARE PROFESSIONALLY LANDSCAPED. Situated in an unbeatable location, this exceptional property offers the perfect balance of luxury, comfort, and convenience. AMENITIES IN MINUTES: CLOSE to shopping, groceries, parks, banks and schools. Don't miss the opportunity to make it yours! BOOK YOUR SHOWING NOW!!!