



**GRASSROOTS**  
REALTY GROUP

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**117 Creekview Manor SW**  
**Calgary, Alberta**

**MLS # A2188444**



**\$633,700**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Vilano II by Shane Homes, a 1,798 sq ft two-story home in CreekView. This home offers 4 bedrooms and 3 bathrooms, including a main floor flex room that can serve as a bedroom or office. The open-concept main floor features a spacious kitchen with a large island, central dining nook, and cozy living area. Upstairs, the owner's bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms, a central family room, and a conveniently located bathroom. Standard features include 9' main floor ceilings, energy-efficient windows, a high-efficiency furnace, and smart home technology. Situated near parks, schools, and shopping, this home combines comfort and convenience. Photos are representative only.