



GRASSROOTS
REALTY GROUP

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285 Creekstone Hill SW
Calgary, Alberta

MLS # A2198759



\$853,800

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Meritt II; presented by Broadview Homes. This home has 2315 sq. ft. of living space with 4 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 3 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the unfinished basement is a blank canvas. With 9Ft ceilings and rough-in plumbing, the basement is ready for your personal touch. This family friendly neighbourhood offers tranquility with pathways from Pine Creek weaving into surrounding communities and parks, and alongside ponds. Hurry and book your showing today!