



GRASSROOTS
REALTY GROUP

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143 Creekside Boulevard SW
Calgary, Alberta

MLS # A2202221



\$590,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,580 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Paved | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Few Trees, Garden | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Siding | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your dream home in the heart of Pine Creek, where modern upgrades meet cozy charm in this beautifully designed duplex. From the moment you step inside, you're greeted by soaring 9-foot ceilings and the warmth of luxury vinyl plank flooring underfoot. Pot lights illuminate every space, setting the perfect ambiance for both lively gatherings and peaceful evenings. The smart home integration takes convenience to the next level—control your thermostat, lighting, front door camera, and entry code effortlessly with Google Home. Picture yourself starting your mornings with a steaming cup of coffee on the front porch, soaking in the sunrise, and winding down your evenings on the back patio as the sun sets—the perfect backdrop for summer BBQs with friends. At the heart of the home, the chef-inspired kitchen boasts a stunning island, ideal for meal prep, entertaining, or simply sharing laughs over a glass of wine. Upstairs, a tranquil bonus room invites relaxation, whether it's for yoga, reading, or movie nights. The primary suite is designed for ultimate comfort—cool in the summer and complete with an upgraded ensuite for a spa-like retreat. Two additional spacious bedrooms offer plenty of room for family or guests. The finished basement expands your possibilities with a rec room, an additional office space or bedroom, and a unique opportunity—an AHS-approved personal service business currently operates from this space. Whether you envision a hair, nail, or brow studio or dream of an art space to create and inspire, this home accommodates your entrepreneurial spirit. Nestled in a vibrant community, you'll have access to scenic walking trails, dog parks, and nearby shopping. This isn't just a house—it's a lifestyle. Are you ready to make this home your own? Schedule a

viewing today! Be sure to check out the 3D Tour!