

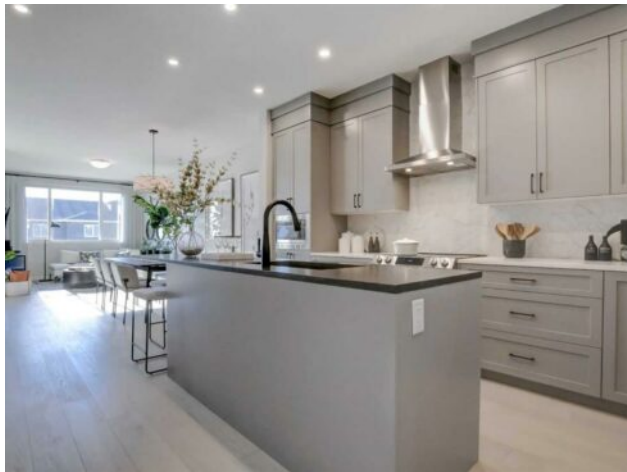


GRASSROOTS
REALTY GROUP

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

949 Creekview Drive SW
Calgary, Alberta

MLS # A2203750



\$585,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,824 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Stone | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$6, 000 Appliance allowance to be used through the Builder supplier.

Step into this stunning brand-new semi-detached home, built by the award-winning Cedarglen Homes. Boasting 1824 sq ft on the main and upper floor, this home has everything you need! From the moment you walk through the front door, you'll be captivated by the modern finishes, functional design, & incredible natural light that fills the space. The main floor boasts luxury vinyl plank flooring, leading you into an open and inviting layout. The chef-inspired kitchen features sleek white cabinetry, quartz countertops, an upgraded square subway tile backsplash, and a spacious pantry for all your storage needs. The buyer will also have the opportunity to select their preferred appliances at the builder's supplier with a \$6,000 allowance. The large dining area flows seamlessly into the great room, where oversized windows bring in an abundance of natural light. A flex room on the main level offers the perfect space for a home office, playroom, or reading nook. A 2-piece powder room and mudroom with built-in bench and coat hooks complete this level. Upstairs, the central bonus room creates the perfect retreat for movie nights or a cozy lounge space. The spacious primary suite is large enough for a king-size bed and features a luxurious 4-piece ensuite with dual vanities, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bathroom with quartz countertops, and a convenient upstairs laundry room provide everything you need for modern living. The unfinished basement comes with a separate entrance, offering the potential for future development—whether you envision a legal suite (rough ins completed - this would require approval & permitting by the city/municipality), gym, or entertainment area, the possibilities are endless! Outside, a brand-new backyard deck with a BBQ gas line is ready for summer gatherings, and the \$2,000

landscaping credit ensures you can customize your front yard to your liking when you move in. Nestled in the picturesque community of CreekView, this home offers the perfect blend of tranquility and convenience. Enjoy nearby access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and scenic walking paths—all while being surrounded by nature. Don't miss out on this incredible opportunity! Book your private showing today and make this home yours. *Please note: Photos are from a different property of the same model. Interior finishings are different - refer to the last photo for the exact selections in this home.