



GRASSROOTS
REALTY GROUP

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756 Creekside Boulevard SW
Calgary, Alberta

MLS # A2204592



\$589,999

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

Welcome to this pristine, never lived-in home that's ready for you to move in and make your own! Situated in the growing and vibrant community of Pine Creek SW Calgary, this bright and modern 3-bedroom, 2.5-bathroom home features a spacious open-concept design with soaring 9-ft ceilings, creating a welcoming and airy atmosphere. The home is upgraded with luxury vinyl plank flooring throughout including the stairs and upper level -- ****no carpet in sight****, offering a polished, low maintenance living experience. The modern kitchen boasts sleek stainless steel appliances with a gas stove and a chimney hood fan. Quartz countertops and a large island are perfect for casual dining and meal prep. Ample storage with the lovely full-height two-tone cabinetry and pantry. Upstairs, you'll find a spacious primary bedroom with a large walk-in closet and a 3-piece ensuite with a walk-in shower. The two additional bedrooms are good-sized, and there's a convenient upstairs laundry room with tiled flooring. Both bathrooms on this level boast stylish ceramic tile flooring and shower walls, adding both sophistication and durability. A sizable linen closet for extra storage completes the upper level. Plus, enjoy the added convenience of a separate side entry leading directly to the unfinished basement -- offering endless possibilities for customization, whether it's additional living space, a suite (subject to approval and permitting by the city/municipality), or storage. Enjoy outdoor living with a sunny, south-facing backyard, perfect for entertaining, relaxing, and soaking up the sun. Conveniently located just a few minutes from parks, playgrounds, walking trails, schools, dining, shopping, and with the upcoming City of Calgary's new sports and recreational facility and a public library, there's even more to look forward to in this vibrant community! With easy access to McLeod and Stoney Trails,

connecting and getting around the city is a breeze! This beautiful home comes with ****full builder warranties**** -- you can buy with confidence! Schedule your viewing today!