



**33 Creekstone Square SW
Calgary, Alberta**

MLS # A2208541



\$799,900

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|------------------|---|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,102 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Faces Front, In Garage Electric | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, F | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub, Gazebo, Electric Vehicle Charger, Solar Panels (Buyer to assume the contract with Polaron), Alarm system and components (Buyer may also assume contract with Telus)

The ultimate family-friendly home where childhood memories are made! With a backyard gate that opens directly onto a playground and a whimsical playhouse in the basement, this home is designed for fun, laughter and family time. And while it is a dream for kids, it has so many features that parents will love too. Make your way into the welcoming and beautifully-appointed open-concept kitchen, dining room and living room, where everyone will want to gather together. This space is light and bright with south facing windows allowing sunlight to pour into the home. Highlights of the kitchen include ample quartz countertops, designer tiled backsplash and loads of storage. A convenient powder room is tucked down the hall and the walk-in closet is perfect for organizing and storing the kid's gear out-of-sight. At the top of the stairs is a bonus room, ideal for movie watching or relaxing at the end of the day. The serene primary suite contains a large walk-in closet and a five-piece spa-like ensuite bath featuring a separate soaking tub and huge shower. Two additional bedrooms, a four-piece bath and laundry room complete this floor. The fully developed basement has everything a growing family would want: a family room, a gym/media room depending on your needs, a guest bedroom, an additional bathroom and the standout feature - a charming playhouse with a storybook-style facade. As well, a park with pathways and a playground are right outside your backyard. Extra bonuses include large solar panels on the roof, a hot tub inside a gazebo in the backyard, landscaping, an EV charger in the attached double garage, and air conditioning. You'll make many happy memories in this lovely family home!