



**GRASSROOTS**  
REALTY GROUP

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**128 Creekside Street SW**  
**Calgary, Alberta**

**MLS # A2208752**



**\$619,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Level, Rectangular Lot, Views		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome home to this brand new Morrison Home! Your new home is located right across from a beautiful park. Great for sitting on your front porch and watching your kids play! This home features 3 bedrooms, 2.5 baths and a separate side entrance. There is great curb appeal with dark siding and light stone work on the front of the home. Open the door to a large, bright and open floor plan with 9-foot ceilings and all the custom upgrades you are looking for. This home is situated facing east and west. You can enjoy the sunlight streaming in all morning and all afternoon! The front living room is at the front of the home which has a spot for the TV to be mounted on the wall and amazing park views from your couch. The central dining room can accommodate a large table for the whole family to be able to sit at. The truly dreamy kitchen is complete with full height white cabinetry, island with seating, quartz countertops, tile backsplash, granite sink, upgraded stainless steel appliance package and a huge walk-in pantry. The biggest upgrade to the home is the custom 8'x12' sliding patio door that gives so much natural light into the home no matter the time of day. Tucked around the corner is a large mud room with convenient access to the backyard. The two piece bath completes this level. The open railing spindle staircase takes you upstairs where you'll find your large primary bedroom which offers scenic front park views, a walk-in closet and an exquisite en-suite with oversized vanity with drawers, quartz countertops, and a glass walk-in shower. There are two large kids bedrooms and a 4-piece bathroom with storage. The laundry room also with storage is super practical. There is a separate side entrance that leads to the unfinished basement. The mechanical room was

relocated to make is easier&nbsp;to accommodate a suite if that is what you are looking to add to this home (A secondary suite would be subject to approval and permitting by the city of Calgary) There is also rough-in plumbing&nbsp;and an egress window to complete the basement. The backyard is a great size and has a two car gravel parking pad. This home is a must see for the location being suited on a quiet street across from a park. There are amenities all around and even more under construction. Don't wait and book a showing and come on Buy!&nbsp;&nbsp;