



GRASSROOTS
REALTY GROUP

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

13 Creekstone Place SW
Calgary, Alberta

MLS # A2211096



\$860,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Call seller directly

Click brochure link for more details. This thoughtfully designed home offers a blend of functionality and modern upgrades. The main kitchen has been upgraded with the chimney hoodfan option with an electric range, while the working kitchen features a gas range and sink rough-in, providing a chef-inspired space. The upper floor includes four bedrooms and two baths, both with double vanity sinks. The primary bath has been upgraded with a fully tiled shower, and features a 30" x 14" tiled niche. The main floor powder room has been upgraded from a pedestal sink to a vanity cabinet. The basement foundation has been upgraded to a 9ft foundation for added height. The basement also comes with a second laundry location and is ready to be developed or suited with all necessary rough-ins. Additional features such as an 8' tall front door, railing on the main stairs, LVP flooring, and a side entry enhance both style and practicality. With a 200 AMP electrical panel to support a future basement development, 40 AMP EV rough-in in the garage, and a gas line to the BBQ, this home is designed for efficiency and future-ready living. Home Features: - Chimney hoodfan option - Working kitchen - Vanity sink in powder room - Removed flex room - 4-bedroom upper - Fully tiled shower with niche - 9' foundation wall with sink and laundry rough-ins - Railing on main stairs - Side entry - 200 AMP electrical panel - 40 AMP EV rough-in - Washer/dryer - Gas range and sink rough-in in working kitchen - LVP flooring on main stairs - 8' tall front door - Gas line to BBQ PLEASE NOTE: Photos, Video and Virtual Tour are of a similar model and not fully representative of this home.