



GRASSROOTS
REALTY GROUP

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292 Creekstone Path SW
Calgary, Alberta

MLS # A2211395



\$770,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	None
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Welcome to this EXQUISITE HOME in Calgary's thoughtfully designed community of Pine Creek—a neighborhood unlike any other. With over half of the area preserved as an environmental reserve, residents enjoy breathtaking views of Southern Alberta and serene natural surroundings. This CHARMING RESIDENCE boasts a **Legal Suite**, offering a fantastic opportunity for homeowners. With a **total finished area of 2,868.3 sq. ft.**, this home is designed for both comfort and functionality. The **main level** features **9' ceilings**, a dedicated office space, and durable vinyl plank flooring, all seamlessly paired with elegant designer finishes and neutral tones. The inviting living room is centered around a sleek fireplace, creating a warm and cozy ambiance, while the sunlit dining area, surrounded by windows, offers a picturesque setting for meals and gatherings. A conveniently located den near the entrance provides a quiet and practical workspace. Upstairs, a **spacious bonus room** is perfect for family movie nights or game days. This level also includes a **laundry room** and three generously sized bedrooms. The **luxurious 5-piece ensuite** is designed for ultimate comfort, complete with **dual sinks**, a deep soaker tub, and a separate shower. The **fully finished Legal Suite** includes **2 bedrooms**, a living room, a full kitchen, and a 4-piece bathroom, making it an excellent mortgage helper. Adding to its charm, this home includes a **double attached garage**, enhancing its impressive curb appeal. Prime Location & Nearby Amenities: Close to shopping, grocery stores, parks, banks, and schools. Don't miss this incredible opportunity—**book your showing today!**