

## 229 Creekstone Hill SW Calgary, Alberta

**MLS # A2237918**



# \$868,500

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,427 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Irregular Lot          |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

Move right into this brand new spacious 2400+ sq ft designed to meet the needs of modern family living. Enjoy the elegant kitchen with gorgeous cabinetry, quartz counter tops and upgraded Samsung Gourmet appliances making it both a chef's delight and a stylish entertaining space. A walk through pantry adds to the home's functionality, offering ample storage space. There are 9 foot ceilings creating a sense of grandeur and open space, complimented by luxury vinyl plank flooring that flows seamlessly throughout the main floor. There is also a versatile flex room which can be adapted to suit your lifestyle, from a home office to a playroom. The PRIVATE SIDE ENTRANCE TO THE BASEMENT is a thoughtful touch, offering endless opportunities for future development. Upstairs has a centralized bonus room that serves as a perfect family retreat, surrounded by three great sized bedrooms. Enjoy the convenience of the second floor laundry room, ensuring that day to day tasks are handled with ease and efficiency. This home is more than just a living space; situated in a perfect setting SURROUNDED BY THE BREATHTAKING PINE CREEK NATURE RESERVE with abundant wildlife, picturesque walking trails and panoramic views. Despite its serene setting, you're only minutes away from shopping centers, the Brookfield Residential YMCA and the renowned Fish Creek Park, making this location both idyllic and convenient. Designed and built by NuVista Homes, one of Calgary's premier builders, committed to building high quality homes and award winning customer service.