

## 143 Creekstone Green SW Calgary, Alberta

**MLS # A2268809**



**\$825,900**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                                                    |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 2,280 sq.ft.                                                  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                             | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |               |                  |

|                    |                                                                                                                       |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub |                   |     |

**Inclusions:** None

Make your dream of living on a WETLAND-BACKING WALKOUT LOT a reality in the vibrant SOUTHWEST COMMUNITY OF PINE CREEK. Thoughtfully designed for modern living, this beautiful home combines style, comfort, and functionality in a setting surrounded by natural beauty. The SPACIOUS UPPER LEVEL includes THREE BEDROOMS, a LARGE CENTRAL BONUS ROOM, and a SHOWSTOPPING OWNER'S SUITE designed to be your private retreat. The owner's bedroom offers EXPANSIVE WETLAND VIEWS, a LUXURIOUS ENSUITE, and a WALK-IN CLOSET, creating the perfect balance of relaxation and sophistication. On the main floor, you'll find a VERSATILE FLEX ROOM that can be adapted for a home office, playroom, or guest space — whatever best fits your lifestyle. The CONTEMPORARY KITCHEN features BRIGHT SOUTH-FACING WINDOWS, a LARGE ISLAND, and ABUNDANT CABINET STORAGE, making it a welcoming hub for family gatherings and entertaining. From the dining area, step out to your BACK DECK and enjoy SERENE VIEWS OF THE WETLAND, offering a peaceful escape just outside your door. Additional highlights include MODERN FINISHES, OPEN-CONCEPT LIVING SPACES, and ENERGY-EFFICIENT DESIGN for everyday comfort and sustainability. The WALKOUT BASEMENT provides potential for future development or additional living space, adding even more flexibility to this exceptional home. Located in PINE CREEK, a community that beautifully blends NATURE WITH CONVENIENCE, residents enjoy access to scenic pathways, parks, and nearby amenities, all within minutes of Calgary's major roadways and shopping destinations. BUILT BY TRICO HOMES — THE HEART OF HOME BUILDING - don't miss seeing this home - contact

the Showhome today!