

**239 Creekstone Circle SW**  
**Calgary, Alberta**

**MLS # A2276232**



**\$809,497**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<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>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

Welcome to 239 Creekstone Circle SW, featuring the exceptional Purcell 24 by Brookfield Residential - a thoughtfully designed home offering nearly 2,900 sq. ft. of living space across three fully developed levels, including a legal basement suite with a private entrance. Perfectly suited for growing families, multi-generational living, or savvy investors, this home delivers space, flexibility, and long-term value while providing the opportunity to offset monthly costs with rental income. This expansive layout includes three distinct living areas, a main-floor home office, five bedrooms (4 up, 1 down), and 3.5 bathrooms, making it ideal for families of virtually any size. The main level is anchored by a bright, open-concept design and features a large central den/flex space - perfect for a home office or study. The stunning kitchen is finished with timeless white cabinetry, a large central island with seating, and a convenient walk-through pantry connecting directly to the mudroom and garage, offering exceptional everyday functionality. The kitchen seamlessly flows into the spacious living and dining areas, creating an inviting space for entertaining and family gatherings. On the upper level, a generous central bonus room thoughtfully separates the primary retreat from the other three bedrooms. The primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. Three additional bedrooms, a full 5-piece bathroom with dual sinks, and a dedicated laundry space complete the upper level. The professionally developed basement hosts a fully legal one-bedroom suite, ideal for rental income, extended family, or guests - all with its own private side entrance for access. This brand-new home is fully move-in ready and showcases quality upgrades throughout. Both Builder Warranty and Alberta New Home

Warranty are included, allowing you to purchase with confidence and peace of mind. Buy now and be settled in time to enjoy spring in your beautiful new home in Creekstone.