

159 Keystone Creek Drive NE
Calgary, Alberta

MLS # A2289705



\$648,700

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,743 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	5
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Edward by Partners Homes in Keystone Creek, a former showhome located directly across from green space and featuring a fully developed 2 bedroom, 2 bathroom legal basement suite with a private side entrance. This quick possession home offers exceptional flexibility, strong income potential, and long term value in North Calgary. Designed for homeowners and investors alike, the upper level includes 3 bedrooms, a main floor flex room, and 3 full bathrooms, including a full bathroom on the main level with a fully tiled walk in shower, making it ideal for guests or multi generational living. As a professionally designed showhome, this property stands apart from typical new construction. It showcases upgraded finish selections, custom window coverings, and thoughtful design details throughout. The main floor offers excellent flow, with a front flex room positioned beside the full bathroom. At the rear of the home, the kitchen anchors the open concept layout and features full height two tone cabinetry, upgraded quartz countertops, and enhanced lighting. Clean sightlines connect the kitchen, dining, and living areas, creating a functional and inviting space for everyday living and entertaining. A rear mudroom adds practical storage, and a barbeque gas line is already installed for outdoor use. Upstairs, the primary suite includes a walk in closet and a private ensuite with dual sinks and a tiled walk in shower. Two additional bedrooms are complemented by a centrally located bonus room, offering flexible space for a media room, workspace, or second family area. Upper level laundry and upgraded carpet with premium underlay enhance everyday comfort. The fully developed legal basement suite is a true differentiator. Finished with luxury vinyl plank flooring and its own private entrance, it provides excellent rental income potential or a strong mortgage

helper opportunity. Separate mechanical rooms for the basement and the main and upper levels offer added independence and efficiency between living spaces. Additional highlights include quartz surfaces throughout, knockdown ceilings, 9 foot basement ceilings, a 2.5 ton air conditioner, exterior soffit lighting, completed front and back landscaping, and a rear 2 car gravel parking pad. Keystone Creek offers parks, wetlands, walking paths, and convenient access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and YYC International Airport. A former showhome with a legal suite, side entrance, and green space location is a rare opportunity in today's North Calgary market!