

**274 Keystone Creek Place NE**  
**Calgary, Alberta**

**MLS # A2302515**



**\$525,000**

<b>Division:</b>	Keystone Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

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

Welcome to the Sophie by Partners Homes in Keystone Creek, a brand new pre-construction duplex in NE Calgary offering a well designed open floor plan with 3 bedrooms, 2.5 bathrooms, and a side entrance. This home is thoughtfully designed to provide functional living, modern finishes, and everyday comfort in one of North Calgary's growing communities. The main floor features 9 foot ceilings, knockdown ceiling texture, and a bright open concept layout centered around a spacious kitchen. Finished with full height cabinetry, quartz countertops, a tiled backsplash, and a large central island, the kitchen also includes a stainless steel appliance package and a chimney hood fan with built-in microwave. A gas line to the range adds flexibility for future upgrades. The dining and living areas flow seamlessly together, creating a comfortable space for both everyday living and entertaining. Upstairs, the primary bedroom offers a walk-in closet and a private ensuite featuring a tiled walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, along with convenient upper floor laundry including washer and dryer. The basement features 9 foot ceilings and a side entrance, providing additional flexibility for future use. At the rear of the home, a 20' x 21' gravel parking pad with alley access offers off street parking and future garage potential. Front landscaping is included, allowing for a finished exterior once complete. Finished in a craftsman elevation, this home offers timeless curb appeal in Keystone Creek, a growing NE Calgary community with access to pathways, green spaces, and convenient routes to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Calgary International Airport. A well designed pre-construction home offering a practical layout, upgraded features, and strong value in North Calgary.