

166 Creekstone Way SW
Calgary, Alberta

MLS # A2305184



\$775,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Private, Reverse Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Gas Store, Range Hood, Microwave, Window Coverings

Where elevated living meets the outdoors—this extensively upgraded home in the master-planned community of Pine Creek delivers the space, style, and setting your family has been looking for. Some homes simply check the boxes; others change the way you experience home. Enjoy a PARK steps away and miles of interconnected WALKING TRAILS winding through breathtaking NATURAL RESERVE and pristine WETLANDS just a few minutes from the prestigious SIROCCO GOLF CLUB with quick access to Macleod Trail and Stoney Trail. Downtown is approximately 25 minutes away, with Somerset LRT Station and South Health Campus just 10 minutes away. Spruce Meadows is also only minutes from home, while the Rocky Mountains are just about an hour away. From its open-to-above foyer and 9' Main Floor CEILINGS to TRIPLE-PANE WINDOWS, luxury VINYL PLANK FLOORING, STONE COUNTERTOPS throughout, CENTRAL AIR CONDITIONING, and an impressive collection of thoughtful upgrades, every detail has been designed with modern family living in mind. With 4 bedrooms, 3.5 bathrooms, a fully finished PERMITTED BASEMENT, DOUBLE ATTACHED GARAGE with built-in shelving, UPPER-FLOOR LAUNDRY, and an extraordinary primary bedroom with its own SITTING AREA, this ready-to-move-in home truly stands apart. The CHEF-INSPIRED kitchen features full-height, soft-close cabinetry, dedicated pot-and-pan drawers, UPGRADED BACKSPLASH, STONE COUNTERTOPS, CENTRE ISLAND with BREAKFAST BAR, walk-through pantry for seamless grocery unloading, and a STAINLESS-STEEL APPLIANCE package. The bright dining and living areas feature OVERSIZED WINDOWS overlooking the EXPANSIVE BACKYARD while the chic ELECTRIC FIREPLACE with mantle and tile surround creates a

warm focal point for the main living space. The MAINFLOOR DEN, across the 2-piece bath, provides the perfect space for a home office or a playroom. Upstairs, the spacious BONUS ROOM is ideally situated across from the open-to-below area, providing an attractive connection to the foyer below. The impressive PRIMARY RETREAT is truly a standout feature. In addition to a spacious bedroom, it offers a generous SITTING AREA beside the large windows overlooking the backyard—a perfect spot to relax and enjoy a movie. The SPA-INSPIRED ENSUITE features dual sinks, a deep soaker tub, a separate shower, and a spacious walk-in closet, creating a private retreat within the home. 2 more bedrooms, another full bathroom and a laundry complete the upper level. The FULLY FINISHED BASEMENT (PERMITTED) has an open-concept layout. Featuring abundant pot lights, a large family room, a den, a full bathroom, and a bedroom, the basement provides excellent flexibility for family and guests. Outside, the LANDSCAPED, fully FENCED YARD is ready to enjoy, complete with a LARGE DECK that provides an ideal setting for gatherings. The Real Property Report (RPR) is current and includes a Stamp of Compliance. Everything has been taken care of—nothing has been left undone. This is more than a home—it's a lifestyle. WELCOME HOME!