

**44 Creekside Boulevard SW**  
**Calgary, Alberta**

**MLS # A2317056**



**\$549,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** Front & Rear Doorbell Cameras, Garage Heater, Smart Thermostat, TV Mount, Attached Shelving Throughout Home

OPEN HOUSE SATURDAY 4-6PM! Attention First-Time Homebuyers & Young Families! Welcome to this gorgeous, 100% turnkey, NO CONDO FEE, 2023-built modern haven that perfectly blends style, space, and peace of mind with the balance of its new home warranty still intact. Boasting 1,500+ Sq Ft of above-grade elegance and a total of 2,218 Sq Ft of professionally developed living space, this home features an open concept with a visually inviting interior, premium finishings, high-end sheer window coverings, and central air conditioning. The heart of the home is a chef-inspired kitchen featuring pristine quartz countertops, a massive sit-up island, modern two-tone cabinetry, and stainless steel appliances. Upstairs offers the ultimate convenience of an upper-floor laundry room alongside 3 spacious bedrooms, including a primary bedroom with an amazing spa-like ensuite boasting a double vanity, quartz counters, and a massive custom walk-in shower. The professionally finished basement maximizes your living space with a large kids' play area, a cozy media room, and a generous guest bedroom with a large walk-in closet and a beautifully appointed full bath, making it ideal for a nanny or mother-in-law. Complete with a spacious garage that is fully insulated, drywalled, and offers plenty of room for parking and storage, this home is entirely move-in ready and has \$60K+ IN UPGRADES when compared to a new build. Situated in a highly desirable, family-friendly neighbourhood, you will enjoy an ultra-convenient location with easy access to Macleod Trail and nearby amenities, plus 3 parks within a 5-minute walk, and the exciting future additions of a public library, recreation centre, and C-Train station. Schedule your private viewing today!