

## 13 Creekstone Place SW Calgary, Alberta

**MLS # A2211096**



# \$860,000

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. This thoughtfully designed home offers a blend of functionality and modern upgrades. The main kitchen has been upgraded with the chimney hoodfan option with an electric range, while the working kitchen features a gas range and sink rough-in, providing a chef-inspired space. The upper floor includes four bedrooms and two baths, both with double vanity sinks. The primary bath has been upgraded with a fully tiled shower, and features a 30" x 14" tiled niche. The main floor powder room has been upgraded from a pedestal sink to a vanity cabinet. The basement foundation has been upgraded to a 9ft foundation for added height. The basement also comes with a second laundry location and is ready to be developed or suited with all necessary rough-ins. Additional features such as an 8' tall front door, railing on the main stairs, LVP flooring, and a side entry enhance both style and practicality. With a 200 AMP electrical panel to support a future basement development, 40 AMP EV rough-in in the garage, and a gas line to the BBQ, this home is designed for efficiency and future-ready living. Home Features: - Chimney hoodfan option - Working kitchen - Vanity sink in powder room - Removed flex room - 4-bedroom upper - Fully tiled shower with niche - 9' foundation wall with sink and laundry rough-ins - Railing on main stairs - Side entry - 200 AMP electrical panel - 40 AMP EV rough-in - Washer/dryer - Gas range and sink rough-in in working kitchen - LVP flooring on main stairs - 8' tall front door - Gas line to BBQ PLEASE NOTE: Photos, Video and Virtual Tour are of a similar model and not fully representative of this home.