

## 50 Creekstone Square SW Calgary, Alberta

MLS # A2222725



# \$745,000

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Mount x 4, TV x 2

Discover 50 Creekstone Square SW; a modern home, loaded with upgrades and located in one of Southwest Calgary's newest communities. Here are 5 things we love about this home (and we're sure you will too): 1. A SPACIOUS FLOOR PLAN MADE FOR REAL LIFE: With nearly 2300 SqFt, 5 Bedrooms, 3 Full Bathrooms, 9' ceilings, vaulted bonus room and perfectly proportioned living/dining rooms. This is a full-size home with room to live and grow! The main floor perfectly balances form and function starting with the beautifully appointed, open concept kitchen which opens onto the spacious living/dining rooms which provide options for furniture placement depending on your needs/lifestyle. A main floor bedroom is ideal for guests with a convenient 4-piece bathroom just across the hall. Upstairs you are welcomed by a stunning vaulted bonus room with skylight and 70" wall mounted TV. The primary bedroom easily accommodates your furnishings with a large walk-in closet and 5-piece ensuite complete with soaking tub and separate shower. 3 other well-proportioned bedrooms (bedrooms 3 & 4 occupying their own wing) and another 5-piece bathroom (don't underestimate how great having a dual sinks is with kids) and a good size laundry room round out the upper floor. 2. THAT KITCHEN: The kitchen is truly the heart of this home blending classic design and finishes with the upgrades normally reserved for infills and custom homes in a significantly higher price point. Let's start with the integrated appliance package featuring built-in oven and microwave along with a 5-burner gas cooktop and chimney-style hood fan. 3mm quartz counters compliment the chevron subway tile backsplash and timeless white shaker-style cabinets while the breakfast bar is the perfect spot for coffee or homework and an oversize corner pantry provides

ample close by storage. 3. ALL THE EXTRAS: This home is loaded with builder and post build upgrades starting with the executive kitchen featuring integrated stainless steel, appliance package, flush-mount living room fireplace, central AC, main floor bedroom, main floor 4-piece bathroom, vaulted bonus room with skylight and 70" mounted TV, 14' deck, zebra roller shades (power in the dining room and primary bedroom), fencing and landscaping. 4. AN EXCITING SOUTHWEST COMMUNITY: Pine Creek is one of Southwest Calgary's newest family focused neighbourhoods. Residents enjoy an array of housing types from town homes to estate homes along with three neighbourhood parks, playgrounds, wetlands and walking/biking paths. 5. MOVE-IN READY: The biggest complaint with buying/building a new home...there is so much left to do after you take possession; window coverings, landscaping, deck, fencing, AC, laundry, the list goes on. Luckily, 50 Creekstone Square SW has all that taken care of for you and more! NOTE: Some images have been virtually staged