

**704 Creekstone Circle SW**  
**Calgary, Alberta**

**MLS # A2286641**



## \$739,999

|                  |                               |               |                  |
|------------------|-------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                    |               |                  |
| <b>Type:</b>     | Residential/House             |               |                  |
| <b>Style:</b>    | 2 Storey                      |               |                  |
| <b>Size:</b>     | 1,886 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 Attached        |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                     |               |                  |
| <b>Lot Feat:</b> | Interior Lot, Rectangular Lot |               |                  |

|                    |                     |
|--------------------|---------------------|
| <b>Heating:</b>    | Forced Air          |
| <b>Floors:</b>     | Carpet, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle     |
| <b>Basement:</b>   | Full                |
| <b>Exterior:</b>   | Vinyl Siding        |
| <b>Foundation:</b> | Poured Concrete     |
| <b>Features:</b>   | See Remarks         |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** N/A

Welcome to this exceptional 2023 built Excel Homes located in Pine Creek SW, one of South Calgary's most exciting and up-and-coming communities offering nearly 1,900 sq. ft. of thoughtfully well-designed living space, this beautifully maintained home is move-in ready and loaded with upgrades. The bright, open-concept main floor showcases high ceilings, expansive windows, and a seamless layout ideal for both everyday living and entertaining. The main floor features an open layout with bright windows, quartz countertops, modern cabinetry, and a spacious living and dining area finished with LVP and carpet flooring. Upstairs, you will find three well-appointed bedrooms, a spacious bonus room, and the added convenience of upper-floor laundry, brilliantly designed for today's busy households. The primary bedroom retreat offers a walk-in closet and a private 5-piece ensuite, while the additional bedrooms are serviced by a well-appointed 4-piece main bath. Included are Smart home essentials package including Ring Video Doorbell, all-in-one thermostat, Wi-Fi garage door opener, additional USB/USB-C ports and CAT6 location. Enjoy a fully fenced backyard with a completed deck, ideal for outdoor living. A separate side entrance leads to a fully developed 1-bedroom legal basement suite, providing private space for extended family or guests. This home also comes equipped with air conditioning for added year-round comfort. Additional highlights include a two-car attached garage, quality craftsmanship, and a desirable lot featuring no rear neighbors. Situated in the growing community of Pine Creek, residents enjoy a peaceful suburban setting with convenient access to schools, parks, shopping, and major commuter routes including Deerfoot Trail, Stoney Trail, and Macleod Trail. An excellent opportunity to own a newer

construction home with a finished basement in one of South Calgary's most sought-after locations! and located in a growing SW community close to parks, pathways, and amenities, this home offers comfort, functionality, and long-term value.