

208 Creekstone Row SW  
Calgary, Alberta

MLS # A2290307



## \$799,900

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,242 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Rare opportunity in Pine Creek featuring a 4 bedrooms up and a fully legal 2-bedroom basement legal suite (6 bedrooms total) with completely separate gas, electric, and water meters, an incredibly uncommon setup that allows each legal suite to operate independently. Even better, this home is fully landscaped, fenced, and complete with window coverings, offering a major advantage over nearby new construction where these costs still need to be added. Inside, the home shows in true showhome condition with a bright open-concept main floor designed for modern living. The upgraded kitchen features quartz countertops, a large island, herringbone tile backsplash, and a spacious walk-in pantry. The main floor also includes a private office/den, powder room, electric fireplace, and a welcoming front entry with generous storage. Upstairs is thoughtfully designed for families with 4 bedrooms, a large vaulted bonus room, two full bathrooms, and a dedicated upstairs laundry room. The primary retreat includes a 5-piece ensuite with soaker tub, separate glass shower, and walk-in closet. The legal 2-bedroom basement legal suite is beautifully finished with its own kitchen, full appliance package including dishwasher, in-suite laundry, spacious living area, private entrance, and access to storage, ideal for rental income, multi-generational living, or guests. Complete with a double attached garage, private yard, deck, and quality finishes throughout, this property delivers the rare combination of six total bedrooms, income potential, and true turnkey living in one of SW Calgary's fastest-growing communities.