



GRASSROOTS
REALTY GROUP

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48 Creekstone Landing SW
Calgary, Alberta

MLS # A2229328



\$940,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Views		

Heating:	Central, Make-up Air, Fireplace(s), Forced Air, Humidity Control, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	None		

Luxurious Walkout | Pond Views | Chef's Kitchen | Main Floor Office | SW Calgary Step into luxury with this beautifully upgraded two-storey walkout home in the sought-after Creekstone community of Southwest Calgary. Backing onto a serene pond with picturesque walking paths, this 2,316 sq ft residence showcases refined design, a functional layout, and exceptional finishes throughout. As you enter, you're welcomed by a bright foyer with durable luxury vinyl plank flooring that flows seamlessly across the main floor. Just off the entry is a stylish 2-piece powder room and a thoughtfully designed mudroom that connects to the spacious double attached garage, which includes custom built-in storage and a dedicated EV charging outlet. A main-floor office provides the perfect space for working from home or a quiet study area. At the heart of the home is a chef-inspired kitchen featuring waterfall-edge quartz countertops, ceiling-height cabinetry, antique brass hardware, and bespoke-style, high-efficiency built-in appliances—including a wall oven, microwave, gas cooktop, and a sleek hood fan. The massive central island with pendant lighting makes a bold statement, while built-in wine shelves add a touch of sophistication. A French door walk-through pantry connects directly to the mudroom for easy grocery drop-off. The adjacent dining area is bright and functional, located beside a large window that brings in natural light. The living room is a true showstopper with expansive windows framing breathtaking pond views, and a cozy gas fireplace with a full-height tile mantle that anchors the space beautifully. From the living room, step out onto the oversized deck—perfect for entertaining, complete with a natural gas BBQ hookup and plenty of space to relax while enjoying the tranquil water views and access to community walking paths. Upstairs, a central

bonus room provides extra living space ideal for family gatherings or a kids' play area. The luxurious primary retreat overlooks the pond and includes a spa-like 5-piece ensuite with quartz countertops, dual sinks, a deep soaker tub, a fully tiled stand-up shower, and a massive walk-in closet that conveniently connects to the laundry room—equipped with high-end washer/dryer and custom shelving. Two more generously sized bedrooms complete the upper level. The main 4-piece bathroom is upgraded with dual sinks and a fully tiled standing shower, offering style and function for family or guests. The walkout basement is bright and open, with large windows and a sliding glass door that opens to your backyard and the peaceful pond beyond—offering endless potential for future development. Additional features include remote-controlled window coverings, central air conditioning, a water softener system, upgraded lighting throughout, and luxury vinyl plank flooring across all main living areas. This is more than a home—it's a lifestyle. Experience elevated living in a quiet, family-friendly neighborhood with nature at your back door.