



**GRASSROOTS**  
REALTY GROUP

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**16 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2281800**



**\$650,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

<b>Inclusions:</b>	Hood Fan
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**\*\* OPEN HOUSE | SAT 7th | 2-4PM \*\***Welcome to the Lola by Morrison Homes, a thoughtfully upgraded, move-in-ready duplex that delivers space, comfort, and long-term value in one of South Calgary's most desirable newer communities. With 4 bedrooms, 3.5 bathrooms, a fully finished basement with a side entrance, air conditioning, and a double detached garage, this home offers more features—and more flexibility—than anything else currently available nearby. The main level is anchored by a gourmet kitchen designed for both everyday living and entertaining. Granite countertops, stainless steel appliances with a gas range, and a functional layout create a space that's as practical as it is stylish. Large windows and an open-concept design fill the home with natural light, while modern finishes keep everything feeling clean, current, and timeless. Upstairs, you'll find three generously sized bedrooms, each with walk-in closets. The primary bedroom offers a private ensuite with an upgraded shower, while the additional bedrooms share a well-appointed full bath, making the upper level ideal for growing families and home-office flexibility. Upgraded closet organizers provide premium storage solutions in the primary and central bedroom. The fully finished basement adds even more versatility, featuring one bedroom, one full bathroom, a large living space, and a separate side entrance—perfect for a family movie room, visiting guests, or future income potential. Outside, enjoy a large rear deck, a fully fenced backyard, and the convenience of a double detached garage—everything you need for summer entertaining, pets, and secure parking. Central air conditioning ensures year-round comfort, rounding out a home that truly checks every box. This is not just another duplex; this is a fully upgraded, thoughtfully

designed home that stands out in today's market. If you've been waiting for a property that offers more space, more features, and more value than the competition, this is the one.