



**GRASSROOTS**

REALTY GROUP

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**202 CREEKSTONE Drive SW**  
**Calgary, Alberta**

**MLS # A2292470**

**\$510,000**



<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot		

<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>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Pantry, Quartz Counters		

**Inclusions:** N/A

BEAUTIFUL 4 Bedroom townhome! Upon entering this bright and sunny townhome you will be impressed with the functional layout and neutral colour palette. The main level features open concept kitchen/living/dining with luxury vinyl plank flooring, quartz countertops, high ceilings and a powder room-tucked away. Pantry, large balcony with a view of the mountains are just a couple more features of your main living space. Retreat upstairs to your primary bedroom with tray ceiling, walk in closet and 4 piece ensuite bathroom. 2 more good sized rooms, laundry and full bathroom complete this level. The ground level features a rare 4th bedroom, and did I mention a double attached garage?! All located in the community of Pinecreek, close to shopping and parks.