



**42 Creekview Avenue SW
Calgary, Alberta**

MLS # A2294594



\$569,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,795 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$6,300 Appliance allowance to be used through the Builder Supplier. Window coverings as selected by the Builder.

READY FOR POSSESSION JUNE 30, 2026. Welcome to a home that feels fresh, functional, and ready for what comes next. This brand new Cedarglen Homes Frank 18 model offers a thoughtful layout that balances everyday comfort with future flexibility. From the covered concrete FRONT VERANDA to the clean modern exterior, the curb appeal sets a confident first impression. Inside, the main floor flows effortlessly with an OPEN CONCEPT design that connects the great room, dining area, and central kitchen. Finished with QUARTZ COUNTERTOPS and FULL HEIGHT TWO TONED cabinetry (white upper cabinets and warm wood tone lowers/island), the kitchen becomes the natural heart of the home. As the buyer of this home, you'll have an allowance of \$6300 to select your dream appliances! A practical mudroom with a bench and coat hooks keeps daily life organized and offers access to the 2 pc powder room. Upstairs, a central BONUS ROOM creates valuable separation between spaces, ideal for relaxing or working from home. The front facing primary bedroom offers a WALK IN CLOSET and private ENSUITE, while the two additional bedrooms share a full 4 pc bathroom. Upper level laundry adds convenience that simplifies busy routines. Modern finishes including LUXURY VINYL PLANK flooring, and POT LIGHTING create a bright, cohesive feel throughout. Built for long term value, this home features TRIPLE PANE WINDOWS, and TANKLESS HOT WATER. The basement offers a SEPARATE ENTRANCE, SECONDARY SUITE ROUGH IN, providing future potential as needs evolve (subject to city approvals and permits). Outside, the FULLY COMPLETED DECK extends living into the outdoors, complemented by a GRAVEL PARKING PAD and you'll receive a landscaping rebate of \$2000 when your front landscaping is

completed within 1 year of closing. Surrounded by pathways and natural reserve lands, Creekview offers a peaceful setting with convenient access to Macleod Trail and Stoney Trail. This is a smart opportunity to own a brand new semi-detached home in a desirable community. Come experience the space and imagine the possibilities! *Photos are representative - they are from other completed properties with similar floor plans*