



**1644 Keystone Creek Avenue NE
Calgary, Alberta**

MLS # A2302259



\$545,000

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,667 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Edward by Partners Homes in Keystone Creek, a brand new home in NE Calgary offering 4 bedrooms including a main floor bedroom, 3 full bathrooms, a central bonus room, and a side entrance. Designed for modern living, this home combines a functional layout, upgraded finishes, and flexibility in one of North Calgary's growing communities. The main floor features a bright open concept layout with a front flex room that can easily be used as a fourth bedroom, home office, or guest space, ideal for multi-generational living. A full bathroom is also located on the main level. The kitchen is the focal point of the home, finished with full height cabinetry, quartz countertops, a large island, and a chimney-style hood fan with built-in microwave. The stainless steel appliance package includes an upgraded electric range, along with a gas line to the range. The dining and living areas flow together seamlessly, creating a comfortable space for everyday living and entertaining. A rear mudroom provides additional storage and access to the backyard, and a BBQ gas line is already in place. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and ensuite featuring dual vanities and a tiled walk-in shower. Two additional bedrooms and a central bonus room provide flexible living space, perfect for a family room, media area, or playroom. Upper level laundry with washer and dryer is included for added convenience. The basement features 9 foot ceilings and a wet bar rough-in, offering additional space for future development. Additional features include knockdown ceilings, a prairie elevation, upgraded interior finishes, front landscaping, and a 20' x 21' gravel parking pad with alley access and future garage potential. Located in Keystone Creek, NE Calgary, this home offers access to parks, pathways, and nearby amenities, with

convenient connections to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Calgary International Airport. A well-designed new construction home in North Calgary that offers space, flexibility, and long-term value.