



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**83 Creekstone Common SW  
Calgary, Alberta**

**MLS # A2304009**



**\$699,779**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Abbott by Sterling Homes Calgary, this beautifully upgraded home offering modern finishes, functional design, and exceptional comfort throughout. Built by a trusted builder with over 75 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The kitchen features stainless steel appliances, a chimney hoodfan with built-in microwave, single bowl Silgranit sink, pendant lighting, and a walk-in pantry with elegant French door. The main floor includes a bedroom and full bathroom—perfect for guests—along with a stylish electric fireplace accented by maple floating shelves. Upstairs, enjoy a vaulted bonus room and a stunning primary bedroom with tray ceiling and a 5-piece ensuite featuring a fiberglass base shower with tiled walls and niche, upgraded sinks, and a bank of drawers, with matching cabinetry in the main bath. Additional highlights include tile flooring in bathrooms, LVP throughout the main floor and upper common areas, quartz countertops with undermount sinks, maple railing with iron spindles, triple pane windows, extra windows for abundant natural light, a side entrance, & basement wall height, and a BBQ gas line rough-in for future outdoor enjoyment. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly

controlled via an Amazon Alexa touchscreen hub.