



GRASSROOTS

REALTY GROUP

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**97 Creekstone Hill SW
Calgary, Alberta**

MLS # A2306344



\$829,540

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this thoughtfully designed home in the community of Hudson, built by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright, open layout ideal for modern living. The spacious kitchen includes a central island, walk-through pantry to the mudroom, and an upgraded Samsung appliance package, flowing seamlessly into the great room with an electric fireplace and full-height tile surround. A main floor flex room adds versatility for work or relaxation. Upstairs, enjoy a centrally located bonus room, convenient laundry with built-in linen storage, and direct access to the primary walk-in closet. The primary bedroom features a 5-piece ensuite and large walk-in closet. The walkout basement provides excellent future development potential and adds natural light to the lower level. An 11' x 10' rear deck completes this well-designed home, perfect for summer entertaining. Photos are representative.