



**GRASSROOTS**

REALTY GROUP

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**97 Creekstone Hill SW  
Calgary, Alberta**

**MLS # A2306344**



**\$861,040**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 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 Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. An 11' x 10' rear deck completes this well-designed home, perfect for summer entertaining. Photos are representative.