



**GRASSROOTS**

REALTY GROUP

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**120 Creekstone Circle SW  
Calgary, Alberta**

**MLS # A2309344**



**\$758,475**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,231 sq.ft.	<b>Age:</b>	2026 (0 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>	Back Lane, Back Yard, Front Yard, Interior Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** None

ARE YOU A FIRST TIME BUYER? IF SO, YOU MAY BE ABLE TO SAVE THE GST ON THIS BRAND NEW HOME! Discover the Purcell 24 Prairie by Brookfield Residential - a beautifully upgraded, brand-new home located in the scenic community of Creekstone. Offering over 2,200 sq. ft. of thoughtfully designed living space above grade, this 4-bedroom, 2.5-bathroom home blends modern style, everyday functionality, and future flexibility - all complemented by a double attached garage and a desirable west-facing backyard. Step inside to a bright and welcoming main floor, where the open-concept layout is designed for both entertaining and comfortable daily living. At the heart of the home is a stunning gourmet kitchen featuring built-in wall oven and microwave, gas range, chimney hood fan, upgraded fridge, full-height cabinetry, and elegant finishes throughout, including a Silgranit sink with a champagne faucet and quartz countertops. The spacious great room is warmed by a gas fireplace, while the seamless connection between the kitchen, dining, and living areas creates an inviting atmosphere. A walk-through pantry conveniently connects the kitchen and mudroom, adding both style and practicality. Elegant spindle railing and an open-to-below feature elevate the home's architectural appeal, while a 2-piece powder room completes the main level. On the upper level, a spacious bonus room offers added flexibility for a media area, playroom, or home office and divides the primary and secondary bedrooms. The primary suite serves as a relaxing retreat, complete with a beautifully upgraded ensuite featuring a fully tiled shower with niche and dual sinks. Three additional bedrooms, another full 5-piece bathroom with a private toilet and bathtub, and a conveniently located laundry room with washer and dryer included complete the upper floor. The basement is

undeveloped and ready for your future vision, featuring a side entry, 9&rsquo; foundation walls, and rough-ins for a future one-bedroom legal suite (subject to approvals) - offering excellent potential for additional living space or rental income. Outside, enjoy a west-facing backyard with a gas line for your BBQ and the added convenience of backing onto a paved lane. The double attached garage and 200 AMP electrical service further enhance the home&rsquo;s practicality. Surrounded by pathways, parks, and views of the foothills and Rocky Mountains, Pine Creek offers a peaceful, nature-connected lifestyle while maintaining convenient access to city amenities. With both Alberta New Home Warranty and Brookfield&rsquo;s builder warranty, you can purchase this stunning new home with confidence and peace of mind.