



GRASSROOTS
REALTY GROUP

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14370 15 Street NE
Calgary, Alberta

MLS # A2309944



\$479,900

Division:	Keystone Hills		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,335 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Charlotte by Partners Homes, a beautifully designed brand new no condo fee townhome in the growing North Calgary community of Keystone Creek. Located in a boutique community with only three phases, Keystone Creek offers a quieter residential atmosphere with limited homeowner traffic while still being close to everyday amenities, parks, pathways, major routes, CrossIron Mills, and Calgary International Airport. Blending thoughtful design with modern finishes and practical upgrades, this home offers long term value backed by full new home warranty coverage. The exterior stands out with Hardie Board detailing on the front elevation, fiberglass exterior doors, included front landscaping, and rear lane access with a gravel parking pad offering future garage potential. Inside, the main floor features 9-foot ceilings and a bright open concept layout designed for both everyday living and entertaining. The rear kitchen is thoughtfully designed with quartz countertops, a central island, full height cabinetry, tile backsplash, Delta plumbing fixtures, a chimney style hood fan with built-in microwave, upgraded electric range, gas line rough in for future gas cooking, French door refrigerator, and a full stainless steel appliance package. Washer and dryer are also included for added convenience. Durable flooring, 8 lb. carpet underlay, and clean modern finishings throughout help create a comfortable and polished feel. Additional upgrades include 200 AMP electrical service, a tankless hot water system, and the builder's QuietWall® system designed to help reduce sound transfer between homes. The spacious dining and living areas at the front of the home are filled with natural light and create a warm, welcoming atmosphere for family gatherings or hosting guests. Upstairs, the primary suite offers vaulted ceilings, a walk-in closet, and a private

ensuite featuring dual sinks and an upgraded walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper floor laundry complete the second level with a layout that works well for families, professionals, roommates, or investors. The unfinished basement features 9-foot foundation walls along with rough-in plumbing and excellent future development potential for additional living space, a recreation area, home office, gym, or potential future basement development, subject to city approval and permitting. Residents of Keystone Creek enjoy access to green spaces, walking paths, and convenient connectivity throughout Calgary's north corridor while benefiting from the feel of a smaller, more exclusive community. With modern construction, practical upgrades, no HOA fees, and thoughtful design throughout, the Charlotte presents an excellent opportunity to own a brand new townhome in North Calgary.