



GRASSROOTS
REALTY GROUP

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326 Creekside Boulevard SW
Calgary, Alberta

MLS # A2310043



\$550,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom home in the sought after community of Creekside. Built in 2022 and offering 1,644 sq ft of thoughtfully designed living space, this home combines modern style, functionality, and incredible value, all priced to sell. Step inside to discover a bright and inviting layout perfect for families, first time buyers, or investors alike. The open concept main floor offers a seamless flow between the living, dining, and kitchen areas, creating the ideal space for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms including a spacious primary retreat complete with its own ensuite bathroom and ample closet space. Located in a growing and family friendly community, this home offers exceptional accessibility with quick access to Macleod Trail, making commuting throughout Calgary simple and convenient. Enjoy being just minutes from shopping centres, restaurants, grocery stores, and everyday amenities while still being surrounded by beautiful parks, pathways, and green spaces perfect for families, pets, and outdoor enjoyment. Whether you're looking for your next home or a smart investment opportunity, this modern Creekside property checks all the boxes.