



GRASSROOTS

REALTY GROUP

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**278 Creekstone Hill SW
Calgary, Alberta**

MLS # A2312086

\$947,800



Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,646 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to The Harlow by Broadview Homes, a beautifully designed walkout home backing directly onto green space in Hudson in Pine Creek, one of Southwest Calgary's most scenic and nature connected new communities. Combining thoughtful design, premium lot placement, and exceptional functionality, this home stands out with its wide lot, extensive windows, soaring open to above foyer, and incredible rear views that create a bright and inviting atmosphere throughout. The main floor is designed for both everyday living and entertaining, featuring luxury vinyl plank flooring, a spacious open concept layout, and exceptional storage rarely found in homes of this style. At the centre of the home, the kitchen offers a large island, abundant cabinetry, and a highly functional walk through pantry with direct access from the garage. The adjoining living room is anchored by a stunning full height tile fireplace, while oversized rear windows frame the green space behind. The full width rear deck extends the living space outdoors and creates the perfect setting to relax, entertain, or enjoy the peaceful surroundings. The open to above foyer creates an impressive first impression, enhanced by open railing running the full staircase and upper hall for a bright architectural feel. A spacious flex room with double glass French doors offers excellent flexibility for a home office, playroom, or additional sitting area. Practical features continue throughout with built in mudroom lockers, a walk in mudroom closet, broom closet, large foyer closet, and thoughtfully designed storage throughout the home. Upstairs, the central bonus room creates excellent separation between the primary retreat and secondary bedrooms while providing an additional gathering space for family living. Positioned at the rear of the home to maximize privacy and views, the primary suite features tray ceiling

detail, a large walk in closet, and an ensuite complete with dual vanities, a soaker tub, shower, and separate water closet. Two of the secondary bedrooms also include walk in closets, while the upper main bathroom offers dual vanities with a separate tub and toilet area for improved functionality. Convenient upper floor laundry completes the level. The walkout basement remains undeveloped, offering future potential for additional living space, bedrooms, recreation areas, or a home gym while continuing to benefit from the premium green space exposure behind the property. Located in Hudson in Pine Creek, residents enjoy walking paths, natural landscapes, and access to the Pine Creek nature reserve while remaining close to shopping, restaurants, major roadways, and future planned amenities. With its walkout backing onto green space, wide lot allowing for additional windows and natural light, exceptional storage, and family friendly layout, The Harlow offers a rare opportunity to own a beautifully designed home in one of Southwest Calgary's most desirable emerging communities.