



**322 Creekstone Way SW
Calgary, Alberta**

MLS # A2314721

\$815,000



Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, Treed		

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

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV Wall Mount, Blinds

Located in the emerging southwest community of Hudson at Pine Creek, this extensively customized two-storey home offers a level of design and finish rarely seen. Built in 2022 and backing onto an extensive green space, the property combines modern luxury with a highly functional layout, offering 3 bedrooms, 2.5 bathrooms, a double attached garage, and beautifully curated living spaces throughout. The main floor immediately stands out with its thoughtful design details, including 9-foot ceilings, arched openings, herringbone vinyl plank flooring, custom wallpaper, shiplap accents, and designer wall paneling that carry throughout the home. Large floor-to-ceiling windows flood the great room with natural light, while full-height drapery adds warmth and texture to the space. At the centre of the home is a striking gourmet kitchen designed for both everyday living and entertaining, featuring high-end appliances including a gas range with pot filler, a quartz waterfall island with seating, two-tone cabinetry, a farmhouse sink, and walk-in pantry. The adjacent dining and living areas create an open yet refined atmosphere, anchored by a gas fireplace and seamless access through double patio doors to the backyard. A spacious mudroom with custom built-ins and a two-piece powder room complete the main level. Upstairs, the primary retreat offers a walk-in closet and a luxurious five-piece ensuite with dual sinks, a deep soaker tub, and an oversized glass shower. Two additional bedrooms, including one with a built-in window bench, a four-piece bathroom, and upper laundry provide excellent functionality for families. The bonus room creates an additional living space perfect for movie nights, a media lounge, home office, or play area. The unfinished basement offers endless potential for future development, whether envisioned as a home gym,

recreation room, media space, or wet bar. Outside, the fully landscaped backyard was designed for low-maintenance outdoor living and takes full advantage of the home's exceptional location backing directly onto green space with no rear neighbours immediately behind. A composite deck spans the entire width of the home and includes a BBQ gas line, built-in garden boxes, grassy area, and a dedicated fire pit space ideal for entertaining or relaxing outdoors. Additional features include air conditioning, custom blinds, and numerous upgrades throughout. Pine Creek is one of Calgary's newest and fastest-growing communities, known for its connection to nature and convenient access to city amenities. Residents enjoy pathways, ponds, environmental reserves, nearby shopping and dining at Township Shopping Centre, and quick access to Macleod Trail and Stoney Trail. The location is also close to Spruce Meadows, Sirocco Golf Club, playgrounds, parks, and several respected private schools, offering an ideal balance of lifestyle, recreation, and accessibility. Check out the 3D Tour!