



**1098 Creekside Boulevard SW  
Calgary, Alberta**

**MLS # A2316300**



**\$675,000**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Shed, Gazebo, Telus equipment included with Telus service otherwise removed

Welcome home to this stunning end-unit bungalow villa, perfectly positioned across from a green space on an OVERSIZED LOT in the sought-after community of Pine Creek. Better than new, this exceptional property showcases thoughtful upgrades inside and out, offering the perfect blend of style, comfort, and low-maintenance living. Step inside to discover a bright, open-concept main floor featuring LUXURY VINYL PLANK flooring, soaring vaulted ceilings, and a cozy fireplace that anchors the spacious living room. The beautifully appointed kitchen is designed to impress, complete with a gas range, chimney-style hood fan, built-in microwave, upgraded stainless steel appliances, quartz countertops, modern tile backsplash, and full-height cabinetry. Large windows flood the home with natural light, while the upgraded lighting package adds a touch of elegance throughout. The spacious primary retreat offers a walk-in closet and a spa-inspired ensuite featuring dual sinks with QUARTZ COUNTERTOPS and a tiled walk-in shower. Main floor laundry and a convenient powder room complete the level. The sunshine-filled lower level is ideal for entertaining or hosting guests, featuring a massive recreation room, two generous bedrooms, including a large crawl space for extra storage, and a stylish four-piece bathroom. Outside, the professionally landscaped yard creates a private outdoor oasis. Enjoy summer evenings on the spacious wood deck with gazebo, gather around the concrete patio, or fire up the BBQ using the gas line. With no immediate side neighbour, you'll appreciate the added privacy. A storage shed and fully insulated, drywalled double detached garage add both function and value. Additional highlights include central air conditioning, TANKLESS HOT WATER and durable Hardie Board siding, ensuring this home is as practical as it is beautiful. Offering

show-home quality without the condo fees, this move-in-ready villa delivers modern finishes, functional design, and an unbeatable location. Don't miss your opportunity to call this exceptional property home&mdash;contact your favourite Realtor today to book your private showing.