



**44 Creekside Boulevard SW
Calgary, Alberta**

MLS # A2317056



\$549,900

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: Front & Rear Doorbell Cameras, Garage Heater, Smart Thermostat, TV Mount, Attached Shelving Throughout Home

OPEN HOUSE SATURDAY 4-6PM! Attention First-Time Homebuyers & Young Families! Welcome to this gorgeous, 100% turnkey, NO CONDO FEE, 2023-built modern haven that perfectly blends style, space, and peace of mind with the balance of its new home warranty still intact. Boasting 1,500+ Sq Ft of above-grade elegance and a total of 2,218 Sq Ft of professionally developed living space, this home features an open concept with a visually inviting interior, premium finishings, high-end sheer window coverings, and central air conditioning. The heart of the home is a chef-inspired kitchen featuring pristine quartz countertops, a massive sit-up island, modern two-tone cabinetry, and stainless steel appliances. Upstairs offers the ultimate convenience of an upper-floor laundry room alongside 3 spacious bedrooms, including a primary bedroom with an amazing spa-like ensuite boasting a double vanity, quartz counters, and a massive custom walk-in shower. The professionally finished basement maximizes your living space with a large kids' play area, a cozy media room, and a generous guest bedroom with a large walk-in closet and a beautifully appointed full bath, making it ideal for a nanny or mother-in-law. Complete with a spacious garage that is fully insulated, drywalled, and offers plenty of room for parking and storage, this home is entirely move-in ready and has \$60K+ IN UPGRADES when compared to a new build. Situated in a highly desirable, family-friendly neighbourhood, you will enjoy an ultra-convenient location with easy access to Macleod Trail and nearby amenities, plus 3 parks within a 5-minute walk, and the exciting future additions of a public library, recreation centre, and C-Train station. Schedule your private viewing today!

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