



GRASSROOTS
REALTY GROUP

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14442 15 Street NE
Calgary, Alberta

MLS # A2320476



\$530,000

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Charlotte by Partners Homes, a brand new duplex in the northeast Calgary community of Keystone Creek offering 1,348 square feet of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms, and a desirable corner lot location. Combining modern design, quality construction, and everyday functionality, this home is an excellent opportunity for first-time buyers, families, and investors looking for a new construction home in a growing Calgary community. Finished in a timeless Modern Farmhouse elevation, the exterior features Hardie Board detailing, double-glazed windows, fiberglass exterior doors, front landscaping included by the builder, and a 20' x 21' concrete parking pad. The corner lot location provides additional yard space, enhanced curb appeal, and extra natural light throughout the home. Inside, the main floor features 9-foot ceilings and a bright open-concept layout designed for both everyday living and entertaining. The kitchen is beautifully appointed with full-height cabinetry, quartz countertops, a tile backsplash, Delta plumbing fixtures, a large central island, and an upgraded stainless steel appliance package including a French door refrigerator and upgraded electric range. The spacious living and dining areas flow seamlessly together, while the BBQ gas line adds convenience for outdoor gatherings. Knockdown ceilings throughout create a clean and contemporary finish. Additional features include a tankless hot water system, 200 AMP electrical service, and the builder's QuietWall™ system designed to help reduce sound transfer between homes. Upstairs, the primary bedroom offers a walk-in closet and private ensuite featuring an upgraded walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry with the washer and dryer included complete the second floor, creating a functional layout

that works well for a variety of lifestyles. Located in Keystone Creek, a boutique community with only three phases of development, residents enjoy a quieter neighbourhood setting while remaining close to parks, pathways, schools, shopping, recreation, Calgary International Airport, CrossIron Mills, and major routes including Stoney Trail and Deerfoot Trail. With thoughtful upgrades, a sought-after corner lot, and the quality craftsmanship Partners Homes is known for, the Charlotte offers exceptional value in northeast Calgary.