



**GRASSROOTS**  
REALTY GROUP

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**569 Pine Creek Ridge  
Rural Foothills County, Alberta**

**MLS # A2321137**



**\$1,375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	RMF
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

4-BED | 3.5 BATH | 1.5 STOREYS | FINISHED WALKOUT BASEMENT | With over 3,700 sq.ft. of total living space, this Crystal Creek Homes villa offers the size, flexibility, and finish buyers rarely find in a low-maintenance setting. Set just minutes from Calgary, this beautifully designed 1.5-storey home features a bright main floor with vaulted ceilings, oversized windows, a warm great room with fireplace, and a designer kitchen with a large island, built-in appliances, walk-through pantry, and easy connection to the dining area and rear deck. The primary suite is tucked privately on the main level with a spa-inspired ensuite, freestanding tub, oversized shower, and generous walk-in closet, while the front den provides a practical space for a home office or quiet sitting room. Upstairs, the half-storey adds a flexible loft area, fourth bedroom, and full bathroom, making it ideal for guests, family, or a private retreat. The finished walkout basement expands the home with a large games room, media room, two additional bedrooms, full bathroom, storage, and direct access to the lower patio with a quiet rear lane and treed outlook beyond. With an attached garage, thoughtful layout, quality finishes, and lawn care and snow removal included through the HOA, this home delivers the comfort and space of a detached home with the ease of villa living. Book your showing today! (Interior photos are of show home with similar layout and may not accurately represent property for sale)