



GRASSROOTS

REALTY GROUP

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

MLS # A2321181

\$1,389,800



Division:	NONE		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	2,308 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RMF
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

A rare showhome leaseback opportunity just outside Calgary. Own a beautifully finished Crystal Creek 1.5-storey villa bungalow while the builder leases it back. This is not your average villa. The main floor features a bright open layout with vaulted ceilings, wide-plank hardwood, a statement fireplace, and large windows that frame the open green space beyond. The kitchen feels custom from every angle, with built-in appliances, a large island, full-height cabinetry, warm wood accents, and a walk-through pantry. The primary suite is tucked on the main floor with a spa-inspired ensuite, freestanding tub, tiled shower, dual vanity, and a generous walk-in closet. Upstairs, the loft adds a beautiful second living area with elevated views and extra space for guests, work, or quiet retreat. The finished basement extends the home with a large recreation area, wet bar, games space, full bathroom, and an additional bedroom. Fully landscaped with irrigation, A/C, tankless water system, water softener, and lawn care and snow removal through the HOA. A premium villa, a polished showhome, and a strong investment opportunity in a quiet setting just minutes from Calgary.