



GRASSROOTS
REALTY GROUP

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533 Pine Creek Ridge
Rural Foothills County, Alberta

MLS # A2321215



\$1,299,800

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,677 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind		

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, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

A rare south-facing WALKOUT villa bungalow BACKING ONTO THE POND, set in a quiet new villa development just minutes from Calgary. Currently under construction with an anticipated summer/fall 2026 completion. This Crystal Creek bungalow offers the space and finish of a detached home with the ease of a low-maintenance lifestyle. The main floor features a bright open layout with vaulted ceilings, oversized windows, a warm architectural great room with fireplace, and a designer kitchen with built-in appliances, large island, upgraded cabinetry, and a walk-through butler's pantry. The primary suite is tucked privately on the main level with peaceful pond views, a spa-inspired ensuite, and a custom walk-in closet, while a front den adds flexibility for a home office or quiet sitting room. The fully finished walkout basement expands the living space with a large games room, media room, two additional bedrooms, full bathroom, and plenty of storage. A sunny south-facing backyard, upper deck, lower patio, pond backdrop, full landscaping with irrigation, central A/C, tankless water system, water softener, and lawn care and snow removal through the HOA complete the package. Located just outside Calgary with quick access to shopping, restaurants, South Health Campus, golf, and routes west toward the mountains, this is an exceptional opportunity in a thoughtfully planned villa enclave. Book your showing today! (Interior photos are of showhome of the same model and are representative).