



55 Creekview Avenue SW  
Calgary, Alberta

MLS # A2322522



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to the Vilano II, a pre-construction home by Shane Homes designed to grow with you. This flexible floorplan offers four bedrooms, including three upstairs and a main floor bedroom with a full bathroom, ideal for families and guests. As a fully customizable home, the Vilano II allows you to personalize the layout and finishes to suit your lifestyle. The main level features an open concept design with a spacious living room connected to the kitchen and dining nook. The kitchen includes a walk in pantry, and a full width front veranda adds strong curb appeal. Upstairs, the owner's bedroom features a walk in closet and 4 piece ensuite, along with a family room, two additional bedrooms, a full bathroom, and side by side laundry. This home includes a gas range, gas line to BBQ, and rough ins for potential future basement development. Photos are representative and may not reflect the exact home or finishes.