



**158 Creekstone Passage SW
Calgary, Alberta**

MLS # A2323257



\$729,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Inclusions: Security Camera (no contract)

Welcome to this beautifully designed and meticulously maintained family home in the sought-after community of Creekstone, where modern comfort meets an exceptional outdoor lifestyle. Perfectly positioned directly across from a playground and park, and just steps from the community ravine and scenic walking pathways, this home offers the ideal balance of nature, convenience, and contemporary living. Offering nearly 2,000 sq. ft. of thoughtfully designed living space, this stunning residence showcases quality finishes, stylish upgrades, and pride of ownership throughout. The inviting main floor features an open-concept layout highlighted by a versatile front office/flex room enclosed by elegant double French doors, creating the perfect work-from-home space. The heart of the home is the impressive kitchen, complete with premium appliances including a gas stove, smart refrigerator with built-in screen, chimney-style hood fan, walk-through pantry, and abundant cabinetry. The bright and spacious living room is centered around a cozy gas fireplace, while a functional mudroom with custom built-ins and a convenient 2-piece bathroom complete the main level. Upstairs, you'll find a generous bonus room featuring a custom feature wall, creating the perfect space for movie nights, gaming, or simply relaxing with family. The primary retreat offers a luxurious 5-piece ensuite with a tiled shower, dual vanities, and a walk-in closet complete with built-in organizers. Two additional bedrooms share a well-appointed 4-piece bathroom, while a large upper-level laundry room adds everyday convenience. Outside, the professionally landscaped yard is truly a standout feature. Enjoy summer evenings on the expansive deck complete with integrated lighting, while additional landscape lighting throughout the yard and around the trees creates a stunning atmosphere after

sunset. Underground irrigation keeps everything looking its best, while permanent soffit lighting adds year-round curb appeal. The attached garage provides additional functionality and storage. Creekstone is one of Calgary's newest and most exciting southwest communities, offering residents an abundance of green space, natural ravines, playgrounds, and pathway networks designed to connect families with the outdoors. Why wait months for a new build and then spend tens of thousands of dollars completing landscaping, decking, irrigation, lighting, window coverings, and all the finishing touches? This move-in-ready home offers it all today. For buyers seeking a truly turnkey opportunity, furniture may also be available by separate agreement, allowing you to move in and immediately enjoy both the home and the lifestyle it offers. Do not miss out on this exceptional home and value!