



**GRASSROOTS**  
REALTY GROUP

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**149 Creekstone Link SW**  
**Calgary, Alberta**

**MLS # A2325596**



**\$799,969**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,437 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Located in Pinecreek, the Brenton offers 2,464 sq. ft. with 4 beds, 2.5 baths & 2025 specifications throughout. The executive kitchen features built-in stainless steel appliances, cabinet chimney hoodfan, gas cooktop, waste bin pull-out & walk-in pantry with butler's pantry & French door. Enjoy LVP throughout the main floor & upper floor common areas, quartz countertops with undermount sinks, plus a main floor flex room for added versatility. The 5-piece ensuite includes a soaker tub, fully tiled shower with bench & swing door, tile flooring, black hardware & bank of drawers, also found in the main bath with dual sinks. Highlights include a side entrance, 9' basement walls, rear deck with aluminum glass railing & BBQ gasline rough-in, mudroom bench with coat rack & cubbies, electric fireplace with maple mantle & tile below, maple railing with iron spindles & vaulted bonus room with skylight. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.