



GRASSROOTS
REALTY GROUP

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168 Creekstone Circle SW
Calgary, Alberta

MLS # A2333129



\$778,840

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

Introducing 168 Creekstone Circle SW - the Purcell 24 model by Brookfield Residential, a beautifully designed, brand-new home offering nearly 3,000 sq. ft. of professionally developed living space, including a fully legal 1-bedroom basement suite. Featuring 4 bedrooms, 3.5 bathrooms, a double attached garage, and a thoughtfully designed layout, this move-in ready home offers the perfect combination of style, functionality, and future value. Step inside to a bright and welcoming main floor where the open-concept layout effortlessly connects the great room, dining area, and kitchen. The chef-inspired kitchen is the heart of the home, showcasing premium appliances including a built-in wall microwave, upgraded refrigerator, chimney hood fan, full-height cabinetry, a large island with seating, and ample prep space. A walk-through pantry conveniently connects the kitchen to the mudroom and attached garage for everyday ease. A versatile flex room with a pocket door offers the perfect space for a home office or playroom, while a convenient 2-piece powder room completes the main level. On the upper level, a spacious bonus room creates an ideal secondary living space for the family. The impressive primary suite is enhanced by soaring sloped ceilings and oversized east-facing windows that flood the room with natural light. The luxurious 5-piece ensuite features dual vanities, a walk-in shower, a relaxing soaker tub, and a spacious walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the upper floor. The fully legal 1-bedroom basement suite is a standout feature, offering its own private side entrance, separate laundry, a modern kitchen, dining area, living room, full bathroom, and all appliances included—making it an ideal space for multigenerational living or generating additional income. Outside, the home

offers exceptional curb appeal with a double attached garage, west-facing backyard, and a gas line for a BBQ - perfect for entertaining or soaking up the afternoon sun. Nestled in the peaceful community of Creekstone, residents enjoy a lifestyle surrounded by parks, pathways, future amenities, and beautiful views of the foothills and Rocky Mountains, all while remaining conveniently connected to the rest of the city. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers modern comfort, outstanding flexibility, and peace of mind for years to come.