



GRASSROOTS
REALTY GROUP

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342 Creekstone Way SW
Calgary, Alberta

MLS # A2333542



\$799,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This home welcomes you with an inviting, open-concept feel and an abundance of natural light pouring through large windows throughout. Beautiful views of the surrounding park space create a peaceful backdrop, while backing directly onto a playground makes this an ideal setting for family life. The heart of the home is a thoughtfully designed kitchen featuring an elegant split farmhouse sink, a large island, breakfast bar seating and a separate butler's pantry that's ideal for a coffee station and keeping small appliances out of sight. The functional walk-through pantry connects effortlessly to the garage, while the well-designed mudroom with built-in storage keeps busy mornings organized. This home offers real space to spread out and unwind. A spacious main floor office provides a quiet spot to work from home, while an upstairs flex space offers even more room for a second living area or playroom. Generously sized bedrooms throughout offer excellent closet and storage space and the primary suite retreat features a spa-like ensuite with a separate soaker tub, shower and double sinks. Upper-floor laundry sits just steps from the bedrooms making everyday routines easy. For entertaining, the finished basement delivers a spacious rec room with custom built-in cabinetry and a wet bar, perfect for movie nights and gatherings. It also includes an extra bedroom, a full bathroom and a dedicated storage room/den. Outside, a beautifully landscaped corner lot and meticulously maintained backyard offer outstanding curb appeal, with a deck made for summer BBQs and outdoor living at its best. Nearby pathways make it easy to get out for a walk, run or bike ride. Thoughtful touches make this home as functional as it is beautiful like upgraded flooring and premium carpet throughout, complemented by a smart thermostat and central air conditioning. This is a home

designed for real life: space to work, space to entertain and space to grow - all in an unbeatable location.