



GRASSROOTS
REALTY GROUP

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14386 15 Street NE
Calgary, Alberta

MLS # A2339150

\$530,000

Division:	Keystone Hills		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the George, a thoughtfully designed two-storey freehold townhome with NO Condo Fees and NO HOA Fees, located in the growing North Calgary community of Keystone Creek by Partners Homes. Offering a functional layout, modern finishes, and excellent future potential, this brand-new home is an ideal opportunity for first-time buyers, growing families, and investors seeking new construction in a desirable location. The main floor features 9-foot ceilings, knockdown ceilings, and an open-concept design that seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for everyday living and entertaining. A versatile flex room at the front of the home provides the perfect space for a home office, playroom, or study. The stylish kitchen is complete with quartz countertops, a large island, full-height 40" upper cabinetry with risers, a chimney-style hood fan with built-in microwave, stainless steel appliances, and a gas line rough-in for future gas cooking. A washer and dryer are also included, along with front landscaping for added convenience. Upstairs, you'll find three spacious bedrooms, a bonus room, and upper-floor laundry. The primary bedroom offers a walk-in closet and an upgraded ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms and a full bathroom complete the upper level. The undeveloped basement features 9-foot foundation walls and a separate side entrance, providing excellent flexibility for future development and potential secondary suite opportunities (subject to municipal approvals). Additional highlights include 200-amp electrical service, a rear parking pad, and attractive Hardie board siding on the front exterior. With no monthly condo fees or HOA fees, durable exterior finishes, and a practical family-friendly layout, the George delivers exceptional value and homeownership freedom.

Located in Keystone Creek, residents will enjoy walking paths, natural wetlands, parks, and green spaces, with convenient access to major roadways. Nearby amenities include CrossIron Mills, Costco, Horizon Mall, Calgary International Airport, restaurants, shopping, childcare facilities, healthcare services, and more. Discover the perfect blend of comfort, lifestyle, and value in one of North Calgary's fastest-growing communities.