



GRASSROOTS
REALTY GROUP

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98 Creekview Avenue SW
Calgary, Alberta

MLS # A2341700



\$525,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Step into Cedarglen Homes beautifully designed Columbia Quick Possession, where style and function meet everyday comfort seamlessly. The heart of the home is a stunning kitchen right as you enter; featuring built in microwave, hood vent, ceiling tight cabinets & appliances- all anchored by a specious 9' island that's perfect for entertaining. The main floor impresses with soaring 9' ceilings, a bright office with lots of natural light, and a separate mudroom complete with built in bench & coat hooks to keep you organized. Just off the kitchen is the dining area and a warm inviting great room space for cozy evenings. Step outside to your elevated deck with gas line ready for effortless summer barbecues. Upstairs offers a specious central bonus room ideal for relaxing or gathering. The thoughtfully designed ensuite bathroom offers double sinks and walk-in closet. Everyday living made easier with side-by-side laundry and linen closet.