



GRASSROOTS
REALTY GROUP

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421 Creekside Drive SW
Calgary, Alberta

MLS # A2344629

\$560,200

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2027 (-1 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, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Pre-Construction Home by Shane Homes, the Cascade offers excellent value with a bright, functional layout and thoughtful everyday features. The open main floor includes durable LVP flooring, a spacious front family room with a large window, central half bath, and rear mudroom with coat storage. The L-shaped kitchen features a generous walk-in pantry and flows into the dining nook and main living space. Upstairs, enjoy convenient second-floor laundry, two well-sized secondary bedrooms, a central flex room, and a 3-piece main bath. The front owner's bedroom includes a large walk-in closet and private 3-piece ensuite. Photos are for illustrative purposes only. Actual finishes, colours, fixtures, and features may vary.