



GRASSROOTS
REALTY GROUP

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14358 15 Street NE
Calgary, Alberta

MLS # A2345407

\$479,900

Division:	Keystone Hills		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,335 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Welcome to the Charlotte by Partners Homes, a brand new 3-bedroom, 2.5-bathroom townhome in the growing North Calgary community of Keystone Creek, offering no condo fees, no HOA fees, front landscaping, and a thoughtfully upgraded interior. The main floor features 9-foot ceilings, knockdown ceiling texture, and a bright open-concept layout with plenty of natural light. At the heart of the home, the kitchen is finished with quartz countertops, a large central island, full-height cabinetry with risers, tile backsplash, a chimney-style hood fan with built-in microwave, stainless steel appliances, and a gas line for future gas cooking. The open living and dining areas provide plenty of space for everyday living and entertaining. Upstairs, the primary bedroom features vaulted ceilings, a walk-in closet, and a private ensuite with dual sinks and an upgraded walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry with an included washer and dryer complete the second level. The unfinished basement features 9-foot foundation walls, rough-in plumbing, and excellent potential for future development, subject to municipal approval and permitting. Additional features include 200 AMP electrical service, a tankless hot water system, and enhanced sound-reducing construction between homes. Outside, the Hardie Board exterior with vinyl and stone accents creates attractive curb appeal, with front landscaping already included. Keystone Creek is a boutique community with only three phases, offering a quieter residential setting with access to green spaces and pathways while remaining conveniently connected to everyday amenities, Stoney Trail, Deerfoot Trail, CrossIron Mills, and Calgary International Airport. Thoughtful upgrades, flexible future development potential, and new home warranty coverage make the Charlotte a well-rounded

opportunity for buyers looking for a new home in North Calgary.