



GRASSROOTS
REALTY GROUP

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72 Creekview Common SW
Calgary, Alberta

MLS # A2345878



\$765,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Stall		
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:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Vilano II by Shane Homes, a thoughtfully designed quick possession offering plenty of space and flexibility. This home features 5 bedrooms and 3 full bathrooms, including 4 bedrooms upstairs plus a main-floor bedroom and full bath, ideal for guests, extended family, or a home office. The main floor features 9' ceilings, LVP flooring, a bright open layout, convenient mudroom, and access to a 10' x 10' rear deck. Upstairs, you'll find 4 bedrooms, a spacious family/flex room, upper-floor laundry, a full bathroom, and a generous owner's bedroom with a walk-in closet and ensuite with dual vanities. The home also includes a legal basement suite with a separate side entrance, adding even more versatility. With south-facing front exposure, a functional layout, and quality construction by Shane Homes, this quick possession is a fantastic opportunity to move into a brand-new home without the wait.