



GRASSROOTS
REALTY GROUP

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70 Creekside Avenue SW
Calgary, Alberta

MLS # A2345899



\$999,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Main Floor Pantry-Refrigerator, Google Nest Video Door Bell Dishwasher, Electric Range, Microwave, Hood Fan, Refrigerator, Washer, Dryer, Window Coverings		BASEMENT-

Room for the whole family, with space to call your own. Beautifully maintained and built by Shane Homes in 2022, this Pine Creek home offers nearly 3,600 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE, including over 2,600 SQ.FT. ABOVE GRADE, on a CONVENTIONAL 4,111 SQ. FT. LOT, not a zero-lot-line property. With 7 BEDROOMS, 5 FULL BATHROOMS, 4 ENSUITES and a TWO-BEDROOM BASEMENT LEGAL SUITE, the layout offers flexibility for a growing household, multigenerational living or rental potential. A MAIN-FLOOR BEDROOM WITH POCKET-DOOR ACCESS TO A FULL BATHROOM provides added privacy and convenience for guests or extended family. The bright main living area features 9-foot ceilings, large windows and an electric fireplace, while the upgraded kitchen includes two-tone soft-close cabinetry, granite countertops, a gas cooktop, built-in oven and microwave, stainless steel appliances and a WALK-IN PANTRY WITH ADDITIONAL REFRIDGERATOR. Upstairs, FOUR BEDROOMS include DUAL MASTERS WITH PRIVATE ENSUITES, while the third bedroom enjoys direct access to the shared four-piece bathroom. The larger primary retreat features a five-piece ensuite with dual vanities, a seperate tub, tiled shower and walk-in closet. A spacious bonus room and convenient upper-floor laundry complete this level. The NEVER-OCCUPIED LEGAL SUITE features a SEPARATE SIDE ENTRANCE, a full kitchen with stainless steel appliances, two bedrooms, a full bathroom, a living area with fireplace and its OWN LAUNDRY ROOM WITH SINK. Outside, enjoy a FULLY FENCED AND LANDSCAPED BACKYARD, COMPOSITE DECK and PAVER PATIO, with the outdoor finishing work already completed. CENTRAL A/C, blinds throughout, a 200-AMP ELECTRICAL PANEL and a

DOUBLE ATTACHED GARAGE add everyday comfort and practicality. Beautifully cared for and ready to enjoy, this home offers room to bring everyone together and the flexibility to give them their own space.