



GRASSROOTS
REALTY GROUP

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71 Creekview Common SW
Calgary, Alberta

MLS # A2347416



\$589,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 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, Creek/River/Stream/Pond, Street Lighting		

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

Step into Cedarglen Homes beautifully designed Frank Model Quick Possession. The heart of the home is a stunning center kitchen; featuring built in microwave, hood vent, ceiling tight cabinets, all anchored by a specious 9' island that's perfect for entertaining. The main floor impresses with soaring 9' ceilings, and a conveniently located great room with lots of natural light, and a separate mudroom, complete with built in bench & coat hooks to keep you organized. Step outside to your elevated deck with gas line ready for effortless summer barbecues. Upstairs, a versatile bonus room offers the perfect additional living or play space, while a conveniently located upper laundry area keeps daily routines simple. Planning ahead? This home features a separate side entrance and basement rough-ins, giving you the flexibility for potential future development.