



GRASSROOTS
REALTY GROUP

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58 Creekside Avenue SW
Calgary, Alberta

MLS # A2348771



\$899,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,693 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Level, No Back Lane, Rectangular Lot, Street Lighting		

Heating: Central, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Amazing price for this EXCEPTIONAL EXECUTIVE RESIDENCE where LUXURY, THOUGHTFUL DESIGN AND EXTENSIVE UPGRADES come together in an impressive 7 bedroom, 5 full bathroom home. Meticulously upgraded with OVER \$200K IN BUILDER UPGRADES, THIS HOME OFFERS AN EXTRAORDINARY LEVEL OF FINISH, FUNCTIONALITY AND COMFORT RARELY FOUND IN A HOME OF THIS CALIBRE. From the moment you enter, the spacious tiled foyer sets the tone with soaring 10-FT MAIN-FLOOR CEILINGS, 9-FT UPPER & BASEMENT CEILINGS, ELEGANT 8-FT DOORS, black hardware and ADDITIONAL WINDOWS that fill the home with natural light. The MAIN FLOOR FEATURES A VERSATILE OFFICE/BEDROOM WITH ATTACHED FULL BATHROOM, quartz counters and beautifully tiled shower—ideal for guests, extended family or a private home office. The impressive living area is large enough to entertain all your guest. It showcases a stunning COFFERED CEILING, extensive recessed lighting, feature TILE DECORATED ELECTRIC FIREPLACE, creating an elegant space for everyday living and entertaining. The CHEF-INSPIRED KITCHEN features a large island, quartz countertops, HIGH-END STAINLESS-STEEL APPLIANCES, TWO-TONE CEILING-HEIGHT CABINETRY WITH INTEGRATED LIGHTING, POT FILLER & generous pantry. A SEPARATE SPICE KITCHEN with its own gas cooktop complements the main kitchen, which also features a 6 burner gas cooktop - perfect for cooking and entertaining. Upstairs, the exceptional floor plan continues with 4 spacious bedrooms, each with a walk-in closet, 9 ft ceilings, 8 ft doors and a CENTRALIZED BONUS ROOM. TWO PRIMARY BEDROOMS provide exceptional flexibility for large or multigenerational families. The main primary

retreat features ambient lighting, luxurious 5-piece ensuite with HEATED TILE FLOORING and a finished TILED SHOWER. The 2nd primary bedroom got large windows, has its own walk-in closet and private ensuite. A well-appointed upper laundry room adds everyday convenience. The FULLY FINISHED BASEMENT LEGAL SUITE IS COMPLETELY SELF-CONTAINED with a separate entrance, 9-ft ceilings, spacious living area, full kitchen with appliances, two generous bedrooms, full bathroom and separate laundry. Ideal for extended family, guests or rental flexibility, this additional living space significantly enhances the home's versatility. The upgrades continue outdoors with a fully fenced and landscaped yard, extensive CONCRETE WORK AND A CUSTOM COVERED DECK with glass railings, integrated lighting and a dedicated BBQ GAS LINE—an exceptional setting for entertaining throughout the seasons. The garage features a GAS HEATER, EXTRA-HIGH GARAGE DOOR, floor drains, hot and cold water connections. Additional SMART-HOME and electrical upgrades include GOOGLE HOME connectivity on both upper floors, TOUCH SWITCHES, dimmers and intercom capabilities, wired for cameras. CENTRAL AIR CONDITIONING provides year-round comfort. Home's striking EXTERIOR EXTENSIVE STONework sets it apart from all surrounding homes. Come visit to appreciate its unique thoughtful home!