



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

140 Creekstone Hill SW
Calgary, Alberta

MLS # A2348947



\$1,952,019

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,166 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

SHOWHOME OPPORTUNITY! Own this exceptional NuVista Homes showhome in Hudson with an \$8,200/month leaseback. Set on a fully landscaped 7,500 sq ft, 44' wide traditional lot, this west-facing, east-backing home overlooks a protected nature reserve and includes a rear fence with gate. Inside, enjoy a fully developed walkout basement with custom bar, covered rear deck, grand staircase with glass railings, and a triple tandem garage. The gourmet kitchen features panelled Sub-Zero & Wolf appliances, while the primary retreat offers a private coffee bar and spa-inspired ensuite with heated tile floors and a curbless glass shower. Hi-Velocity heating and A/C, engineered hardwood, and premium finishes complete the home. With construction in this phase nearly complete, this is a rare final opportunity to own in this sought-after setting.