



GRASSROOTS
REALTY GROUP

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21527 Sheriff King Street SW
Calgary, Alberta

MLS # A2350400

\$538,700

Division:	Pine Creek		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N?A		

Welcome to this brand new 1,757 sq. ft. end-unit home in the southwest Calgary community of Pine Creek, offering 3 bedrooms, 3 full bathrooms, a main-floor flex room, upper bonus room, separate side entrance, and no condo fees. With the added natural light and privacy of an end-unit location, a flexible floorplan, upgraded finishes, and future basement development potential, this home is designed to adapt to a variety of lifestyles. The main floor features durable luxury vinyl plank flooring throughout and a bright, open-concept layout connecting the kitchen, dining, and living spaces. The kitchen is finished with 3 cm quartz countertops, upgraded cabinetry, upgraded tile backsplash, stainless steel appliances, chimney-style hood fan, built-in microwave, and an upgraded electric range, along with a gas line for a future gas range. A gas line to the BBQ adds additional convenience for outdoor entertaining. A standout feature of the main level is the separate flex room with a transom window, offering excellent versatility as a home office, guest space, playroom, or additional bedroom. A full main-floor bathroom with an upgraded shower adds even more functionality, making the layout particularly well suited for guests, extended family, or multi-generational living. Upstairs, the central bonus room creates a second living space ideal for movie nights, a kids' area, or a quiet place to relax. The spacious primary bedroom features a private ensuite with an upgraded shower, dual sinks, and quartz countertops. Two additional bedrooms, another full bathroom, and convenient upper-floor laundry with washer and dryer included complete the second level. Luxury vinyl tile flooring in the bathrooms and laundry area provides a durable, easy-care finish. Outside, the contemporary exterior makes a strong first impression with full-bed brick, Hardie panel detailing, black exterior windows, and

zero-maintenance hardscaped front landscaping already included. A rear gravel parking pad provides dedicated off-street parking with future garage potential, while the separate side entrance adds flexibility for future basement development, subject to municipal approvals and permitting. Located in Pine Creek, residents enjoy a community surrounded by natural landscapes, pathways, green spaces, and scenic views while remaining connected to shopping, schools, recreation, and major routes throughout southwest Calgary. With 1,757 sq. ft. of living space, an end-unit location, 3 bedrooms, 3 full bathrooms, flexible living spaces, upgraded finishes, and no condo fees, this is an excellent opportunity to own a brand new home in one of southwest Calgary's growing communities.