



GRASSROOTS
REALTY GROUP

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286 Keystone Creek Place NE
Calgary, Alberta

MLS # A2350496

\$530,000

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,490 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Sophie, an innovative new Hybrid Duplex by Partners Homes in the growing North Calgary community of Keystone Hills. Combining the curb appeal of a traditional rear-laned home the Sophie offers 1,490 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, a separate side entrance, and no condo fees or HOA fees. One of the standout features of the Sophie is its charming exterior design. This unique hybrid model is attached to a front-drive duplex while maintaining the attractive streetscape of a laned home, complete with a welcoming front porch and small deck. The front elevation is finished with durable Hardie Board siding, providing both exceptional curb appeal and enhanced resistance to Alberta's weather conditions. Inside, the bright open-concept main floor is designed for modern living and entertaining. The stylish kitchen features quartz countertops, full-height cabinetry with risers, a chimney-style hood fan with built-in microwave, and a gas line for a future gas range. Included in the home are a stainless-steel appliance package, washer, and dryer, making this truly move-in ready. Knockdown ceilings and contemporary finishes throughout create a clean and elegant atmosphere. Attention to detail continues with quality interior trim features included as standard: 3" Flat MDF Window Casings, 3" Flat MDF Door Casings, 4" Flat MDF Baseboards. Upstairs a nice size bonus room, the spacious primary bedroom offers a walk-in closet and a private ensuite complete with an upgraded walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry provide a practical layout for families, professionals, or first-time buyers. The separate side entrance, basement sink rough-in, and 200 AMP electrical service provide outstanding flexibility for future basement development, subject to

municipal approvals and permitting. Front landscaping is also included, giving homeowners one less project to complete after possession. Located in Keystone Hills, one of North Calgary's newest boutique communities, residents enjoy easy access to Stoney Trail, Deerfoot Trail, Calgary International Airport, CrossIron Mills, parks, pathways, and future amenities. Whether you're purchasing your first home, downsizing, or investing, the Sophie offers the perfect combination of style, functionality, curb appeal, and long-term value in a growing community.