



GRASSROOTS
REALTY GROUP

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1628 Keystone Creek Avenue NE
Calgary, Alberta

MLS # A2351218

\$522,900

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,736 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Welcome to the Ashton 18' by Partners Homes, a brand new 4-bedroom, 3-bathroom home available for immediate possession in the boutique community of Keystone Creek. Thoughtfully designed with a main-floor bedroom and full bathroom, a separate side entrance, and a functional family-friendly layout, this home offers an excellent combination of space, flexibility, and modern upgrades. The main floor features 9' ceilings and a bright, open-concept layout with luxury vinyl plank and tile flooring throughout. At the heart of the home, the kitchen is finished with full-height cabinetry, quartz countertops, tile backsplash, and a window that brings additional natural light into the space. A stainless steel appliance package is included with a French-door refrigerator, upgraded electric range, chimney hood fan with built-in microwave, plus a gas line rough-in for the range. Privately positioned at the rear of the main floor is a bedroom alongside a full bathroom with a walk-in shower, creating an ideal setup for guests, extended family, or a private home office. Upstairs, the primary bedroom offers a walk-in closet and private ensuite with dual sinks and a walk-in shower. Two additional bedrooms, another full bathroom, and conveniently located upper-floor laundry complete the level. The undeveloped basement features 9' foundation walls, a separate side entrance, and rough-ins offering flexibility for potential future development, subject to municipal approval and permitting. Additional features include 200 AMP electrical service, a tankless hot water system, upgraded carpet underlay, QuietWall™ construction designed to help reduce sound transfer between homes, fiberglass exterior doors, Hardie Board detailing on the front elevation, included front landscaping, and a 20' x 21' rear gravel parking pad with future garage potential. Located in Keystone Creek, a

boutique community planned for only three phases, residents can enjoy pathways and nearby green space while remaining conveniently connected to major routes, everyday amenities, CrossIron Mills, and Calgary International Airport.