

**1098 Creekside Boulevard SW  
Calgary, Alberta**

**MLS # A2258347**



# \$675,000

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** AC unit, Shed

OPEN HOUSE SEPT 21, 11-1. Welcome Home to this stunning END UNIT BUNGALOW villa, perfectly situated across from a green space on an OVERSIZED LOT. Better than new,, this property offers EXCEPTIONAL UPGRADES inside and out! This home is the ideal blend of comfort, style, and low-maintenance living. Step inside to a bright and airy main floor with LUXURY VINYL PLANK flooring, vaulted ceilings, and an COZY FIREPLACE in the spacious living room. The chef's kitchen showcases a GAS RANGE, sleek chimney hood fan, built-in microwave, upgraded stainless steel appliances, modern tile backsplash, QUARTZ countertops, and full-height cabinetry. Natural light floods through the many windows, highlighted by the upgraded lighting package throughout. The large primary suite features a walk-in closet and a luxurious 4-piece ensuite with DOUBLE SINKS and a TILED WALK-IN SHOWER. Convenient main floor laundry and a half bath complete this level. The SUNSHINE lower level is designed for entertaining and relaxation with a massive rec room, two additional bedrooms with spacious closets, and a 4-piece bath ALSO with quartz countertops. A crawl space for all your extra goodies and utility room with instant TANKLESS HOT WATER tank provides practical function. Outside, enjoy the BEAUTIFULLY LANDSCAPED yard complete with a concrete patio, PRIVATE wood deck with gazebo, grassy area, BBQ gas line, and no immediate side neighbour make entertaining outdoors a delight. Featuring a spacious shed and a fully drywalled, and INSULATED DOUBLE DETACHED GARAGE with central A/C make this property move in ready! Stay cool all summer long with CENTRAL AC. This show-home quality villa offers everything you've been looking for—NO CONDO FEES, modern finishes, functional design,

and a prime Pine Creek location. Contact your favourite Realtor today to schedule a private viewing!