

**211 Creekstone Row SW**  
**Calgary, Alberta**

**MLS # A2275428**



# \$764,999

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Level, Re		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**MOTIVATED SELLER!** Welcome to this modern, move-in-ready 4-bedroom, 3.5-bathroom home with a **LEGAL RENTABLE BASEMENT SUITE** and a main-floor office, perfectly situated in the highly sought-after master-planned community of Pine Creek. Backing directly onto a park and playground, this property features a sun-filled south-facing backyard—the ideal combination of everyday convenience and a serene, nature-filled setting. Boasting over 3,000 sq. ft. of developed living space, the open-concept main floor seamlessly connects the chef’s kitchen, dining, and living areas. The kitchen impresses with full-height maple cabinetry, quartz countertops, stainless steel appliances, and a walk-through pantry leading to a mudroom with garage access. A versatile flex room makes the perfect home office, while luxury vinyl plank flooring provides both style and durability throughout. Upstairs, the primary suite offers a spacious walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. A central bonus room, two additional bedrooms, a full bath, and convenient upper-floor laundry complete this level. The fully self-contained legal basement suite includes a private side entrance, 1 bedroom, 1 bathroom, a full kitchen, living/dining area, in-suite laundry, and its own independent mechanical system—ideal for extended family or supplemental rental income. Built with comfort and efficiency in mind, this home features triple-pane windows, a high-efficiency furnace, and the peace of mind of Alberta New Home Warranty. Enjoy a prime location just steps from three playgrounds, surrounded by preserved natural areas, and minutes to five golf courses, Fish Creek Park, and the Township Shopping Centre (only 4 minutes away). Shawnessy and Millrise shopping, dining, and the VIP Cinema are also nearby, with a

future state-of-the-art recreation centre planned for the community. Don't miss your chance to own this thoughtfully designed home in one of Calgary's most desirable communities. Contact your favourite REALTOR® today to book a private showing!