

**747 Creekside Boulevard SW
Calgary, Alberta**

MLS # A2284538



\$589,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,627 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

This beautifully designed 1,626 sq. ft. duplex by Shane Homes combines high-end style with everyday functionality in the heart of Pine Creek. Move-in ready, the home features a sun-drenched, open-concept main floor with soaring ceilings, durable LVP flooring, and a stunning kitchen boasting quartz countertops, stainless steel appliances, and a convenient walk-in pantry. A south-facing front veranda invites you inside, while the rear entrance provides easy access to a 2-piece powder room and leads out to your double detached garage. Upstairs you will find a central bonus room, with a large primary bedroom, 3pc ensuite bathroom and a walk-in closet to one side, and two additional bedrooms, a 4pc bathroom and a laundry area on the other side. All bathrooms are finished with quartz countertops and tile flooring. The basement adds incredible value with a separate side entrance and plumbing rough-ins for a future suite. Perfectly situated within walking distance of schools, shopping, and pathway trails, this home also offers quick access to Macleod and Stoney Trails for an effortless commute.