

170 Creekstone Path SW  
Calgary, Alberta

MLS # A2285765



**\$739,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Including Drapes and Rods, Bonus Room TV Mount, Family Room TV Mount, Water Softener, Garage Opener + 2 Remotes, Doorbell Camera, Exterior Cameras (2), 3 White Shelves on Main floor, 4 Shelves in Family Room

Located in the up-and-coming community of Pine Creek, this stunning 2024-built home features pride of ownership and upgrades throughout. Situated on a non-zero-lot-line, pie-shaped lot, this WEST FACING property comes professionally landscaped and fully fenced with a large deck. Inside, the home features well-maintained luxury vinyl plank floors and 9-foot ceilings throughout (including the basement). The main floor includes a flex/office space and an open-concept living area. The kitchen is thoughtfully designed with quartz countertops, a pantry, stainless steel appliances, a wall oven and a five-burner gas range. A gas fireplace warms the living room, while the west-facing backyard fills the dining and living areas with natural light. This level is completed by a two-piece bathroom and a mudroom with access to the attached two-car garage. Upstairs, a spacious bonus room separates the secondary bedrooms—each equipped with walk-in closets—from the primary retreat. The primary suite offers west-facing exposure and ample space for a king-sized bed and additional furniture. The five-piece ensuite features dual vanities, a large tub, a standalone tiled shower, a water closet, and access to a walk-in closet. A four-piece bathroom and a laundry room are also located on this level. The backyard requires no additional investment, offering a solid deck with a gas hookup, grass and a spacious, west-facing fully fenced yard. The home is situated on a quiet street, just steps away from local playgrounds and green spaces.