## 63 Creekstone Common SW Calgary, Alberta

MLS # A2217002

\$749,800

|                              |  | Division:          | Pine Creek             |              |                                 |
|------------------------------|--|--------------------|------------------------|--------------|---------------------------------|
|                              |  | Туре:              | Residential/House      |              |                                 |
|                              |  | Style:             | 2 Storey               |              |                                 |
|                              |  | Size:              | 2,300 sq.ft.           | Age:         | 2025 (0 yrs old)                |
|                              |  | Beds:              | 4                      | Baths:       | 3                               |
|                              |  | Garage:            | Double Garage Atta     | ched         |                                 |
|                              |  | Lot Size:          | 0.08 Acre              |              |                                 |
|                              |  | Lot Feat:          | Back Yard              |              |                                 |
| Heating:                     | Forced Air   |                    | Water:                 | -            |                                 |
| Floors:                      | Carpet, Ceramic Tile, Hardwood                               |                    | Sewer:                 | -            |                                 |
| Roof:                        | Asphalt Shingle  |                    | Condo Fee              | -            |                                 |
| Basement:                    | Full, Unfinished   |                    | LLD:                   | -            |                                 |
| Exterior:                    | Stone, Vinyl Siding, Wood Frame                              |                    | Zoning:                | R-G          |                                 |
| Foundation:                  | Poured Concrete  |                    | Utilities:             | -            |                                 |
| Features:<br>Counters, Walk- | Double Vanity, Kitchen Island, No Animal Hom<br>In Closet(s) | ne, No Smoking Hom | e, Open Floorplan, Par | ntry, Separa | ate Entrance, Soaking Tub, Ston |
| Inclusions:                  | N/A  |                    |                        |              |                                 |

Located in the vibrant Southwest community of Pine Creek, this thoughtfully designed home offers flexible living and is set up for a future two-bedroom secondary suite in the basement, complete with a separate side entrance. The upper level features three bedrooms and a central bonus room, providing ample space for family living. On the main floor, a bedroom and full bathroom add convenience and versatility. The kitchen is equipped with a gas range cooktop, hood fan, and a large island, while the great room includes an electric fireplace feature wall. A well-rounded home suited for multi-generational living or future rental income potential. Photos are representative.