

57 Creekstone Drive SW  
Calgary, Alberta

MLS # A2195350

\$689,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,653 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Curtain Rods, blinds downstairs

Modern Half Duplex with Legal Secondary Suite & Perfect for Investors or Homeowners! This exceptional duplex, completed in 2021, perfectly blends contemporary design and practicality, offering both style and functionality in one of the most desirable south calgary communities. Featuring a legal basement suite with its own separate entrance, this home is ideal for those seeking a stylish living space with the added benefit of income potential. The main floor boasts a modern open-concept layout with 9-foot ceilings and light, neutral finishes throughout. The central kitchen is a standout, equipped with quartz countertops, a walk-in pantry, and a stainless steel appliance package, including a gas stove. The spacious living and dining areas flow effortlessly, offering plenty of space for family gatherings or entertaining. Upstairs, the large primary bedroom is a true retreat, complete with a tray ceiling, a walk-in closet, and a luxurious 5-piece ensuite. Two additional well-sized bedrooms, a central bonus room with a tray ceiling, and a 4-piece bathroom complete the upper level, along with convenient upper-floor laundry featuring a washer and dryer. The legal basement suite is equally impressive, with a private side entrance and thoughtfully designed finishes, including stainless steel appliances, in-suite laundry, and a cozy living area. The high ceilings and windows in both the kitchen and bedroom make it feel very open and bright. Outside, the west-facing backyard offers plenty of room for outdoor living, and the detached double-car garage provides secure parking and additional storage space. This home is move-in ready for spring, offering both comfort and the opportunity to generate rental income in a prime location.