

71 Creekside Path SW
Calgary, Alberta

MLS # A2199240

\$948,550

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,617 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Step into the Amber, a home that blends style and practicality at every turn! The executive kitchen boasts a stunning waterfall island, built-in stainless-steel appliances, and convenient pots and pans drawers beneath the cooktop. The main floor features luxurious vinyl plank flooring, a cozy gas fireplace, and an open-to-above great room that adds to the airy, spacious feel. Retreat to your ensuite with a fully tiled shower and 10mm glass swing door. Dual sinks in both the ensuite and main bath, plus a handy bank of drawers for extra storage. Upstairs, you'll find a versatile bonus room and elegant railing with iron spindles throughout the stairwell. Enjoy the added perks of triple-pane windows and extra natural light throughout, and take advantage of the rear deck with railing for outdoor enjoyment. With a side entrance and a flex room on the main floor, the Amber is designed for modern living! Photos are representative.