

**359 Creekstone Circle SW**  
**Calgary, Alberta**

**MLS # A2215557**



**\$789,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Open Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

**Remarks:** Welcome to Your Dream Home in Calgary's SW community of Creekstone of Pine Creek & Brand New & Never Lived In! Built by Excel Homes, this stunning Collingwood model is one of Excel's Homes most popular plans. Designed for both families and entertainers, this home offers 2,216 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals & permits). Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The front flex room is perfect for a home office or playroom, while the family room and dining area are designed for comfort and entertaining. At the heart of the home is the chef's kitchen, featuring top-of-the-line stainless steel appliances, including chimney fan, and built in microwave. You'll love the expansive island, a massive walk-in pantry w/window. Oversized patio doors lead to your large backyard, bringing in ample natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find four generously sized bedrooms, perfect for your growing family. The primary bedroom is a peaceful retreat, offering a spa-like ensuite with an oversized shower, dual sinks, a relaxing soaker tub, oversized show (with tile to ceiling) and a large walk-in closet. A dramatic vaulted ceiling enhances the central bonus room, creating an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom, also offering dual sinks. This home offers even more potential with its R-G zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with

rough-in's for suite development (subject to city approvals) and features a SEPARATE SIDE ENTRANCE, making future development both easy and profitable. Whether you're looking to create a mortgage-helper rental or an in-law suite, this home has you covered. you'll enjoy access to lake amenities, parks, and top-rated schools, making it the perfect place to raise a family. Quick possession is available, so you can start living your dream sooner. Don't wait – book your private viewing today! Taxes for 2025 have not yet been established.