

**216 Creekstone Drive SW**  
**Calgary, Alberta**

**MLS # A2201975**



**\$529,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This beautiful 3-storey townhouse is nestled in the community of Pine Creek, where the Rocky Mountain foothills meet manicured lawns. This master-planned community strikes a perfect balance between architecture and nature. With 1,672 sq. ft. of thoughtfully designed living space, this home features 4 bedrooms and 2.5 baths, offering versatility and comfort for households of all sizes. The 4th bedroom, located on the main floor, is ideal for use as a home office or gym. The gorgeous kitchen showcases quartz countertops, sleek stainless steel appliances, a double-door pantry with ample shelving, modern light fixtures, and a spacious island with additional storage. The open-concept layout seamlessly connects the kitchen to the dining area, which comfortably accommodates a table for 8, and the living room, all bathed in natural west-facing light. Step out onto the expansive west-facing balcony to enjoy breathtaking mountain views, host barbecues with friends, or relax with your morning coffee or an evening glass of wine. Upstairs, you'll find two bedrooms that can easily fit queen-sized beds, sharing a full bathroom. The master bedroom can comfortably fit a king-sized bed and is complemented by an ensuite and a modest walk-in closet. Upstairs laundry adds convenience to this well-designed home. The attached 2-car garage includes a water hookup, perfect for washing your cars. This townhouse is pet-friendly with board approval, offering great flexibility for families and individuals alike. Conveniently located with exceptional access to Stoney Trail, Hwy 2A, Macleod Trail, golf courses, parks, and top-rated schools, this home is perfect for first-time buyers, growing families, or those looking to downsize. This townhouse provides an ideal combination of comfort, functionality, and location. Book your showing today!