

119 Creekstone Drive SW
Calgary, Alberta

MLS # A2176788



\$675,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,404 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Landscaped, See Rem		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: Lower Unit: Refrigerator, Stove, Microwave, Washer, Dryer, Dishwasher

Welcome to this beautifully maintained half duplex in the vibrant, rapidly growing community of Creekstone at Pine Creek. Boasting a legal income suite, this exceptional property offers an ideal opportunity for investors or those looking for an effective mortgage helper. As you step inside, you'll be greeted by an open-concept layout enhanced by 9-foot ceilings and light, neutral tones, creating an inviting atmosphere. The contemporary kitchen features quartz countertops, a walk-in pantry, and stainless steel appliances, while the spacious living and dining areas provide a perfect setting for entertaining or relaxing. The upper level hosts three comfortable bedrooms, including a primary suite complete with a private ensuite and a walk-in closet. A full bathroom serves the other two bedrooms, and a convenient laundry area completes this floor. The lower level offers a fully self-contained, legal one-bedroom basement suite with a private entrance, stainless steel appliances, in-suite laundry, and additional storage—ideal for extended family, guests, or generating rental income. Situated just minutes from premier amenities such as the Sirocco Golf Club, Spruce Meadows, Gates of Walden, and Shawnessy Village, this property is close to the Silverado Shopping Center, parks, schools, the Somerset Train Station, and public transit. With quick access to McLeod Trail, commuting across the city is effortless.