

**143 Creekstone Way SW**  
**Calgary, Alberta****MLS # A2222293****\$649,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** n/a

Welcome to this beautifully upgraded home in the sought-after community of Pine Creek, featuring breathtaking downtown views from the raised deck in the extra large backyard. Backing onto land zoned for Parks, Recreation, and Public Education, and with no rear neighbors, this fully fenced yard offers exceptional privacy now and in the future. Enjoy outdoor living on the spacious deck with a built-in privacy wall. With the backyard being so big, there's also beautiful pergola gazebo. Both are ideal for entertaining and relaxing. The front yard features low-maintenance landscaping and outstanding curb appeal, with a double attached garage. Inside, you'll find a bright and inviting open-concept layout with soaring ceilings and luxury vinyl plank flooring throughout the main level. The modern kitchen is a chef's dream, showcasing high-end quartz countertops, stainless steel appliances, new upgraded fridge a large peninsula with seating, and ample cabinet and pantry space. The adjacent dining area flows seamlessly into a generously sized living room—perfect for hosting family and friends. The main floor also includes a welcoming foyer, access to the double attached garage, and a discreet 2-piece powder room. Upstairs offers three spacious bedrooms, including a primary suite complete with a walk-in closet and stylish 3-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bathroom. A convenient upper-floor laundry room with washer and dryer plus extra shelving adds to the functionality. The unfinished basement features high ceilings, a large window, and rough-in plumbing, crawl space under the front foyer for seasonal storage—offering endless possibilities for future development. Built with durable Hardie board siding on the exterior, this home delivers both style and longevity. Located just steps from

community parks and scenic walking and biking trails, with quick access to Stoney Trail and Macleod Trail, this home is the perfect blend of peaceful living and urban convenience. Don't miss the 3D virtual tour—schedule your private showing today!