

**231 Creekstone Circle SW
Calgary, Alberta****MLS # A2229465****\$780,000**

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

This Heritage elevation 'Robson 24' built by Brookfield Residential is going to be move-in ready this August! Featuring 2 living areas, 3 bedrooms, 3.5 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped basement with private side-entrance. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in cooktop and wall oven + microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The kitchen overlooks both the living and dining areas - making this the perfect space to host guests. A central electric fireplace and walls of windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a 5 pc en suite including dual sinks, walk-in shower and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement is professionally undeveloped and awaits the new owner's imagination - complete with 9' foundation walls and a laundry + sink-rough-ins in place. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. *Please note:

Photos are from a show home model and are not an exact representation of the property for sale - it's just in the finishing stages of construction. Interior selections are noted in the last photo.