

89 Creekstone Grove SW  
Calgary, Alberta

MLS # A2242594



**\$709,800**

|                  |                          |               |                  |
|------------------|--------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek               |               |                  |
| <b>Type:</b>     | Residential/House        |               |                  |
| <b>Style:</b>    | 2 Storey                 |               |                  |
| <b>Size:</b>     | 1,950 sq.ft.             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Zero Lot Line |               |                  |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <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>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar |                   |     |

**Inclusions:** N/A

The Oxford Elite by Trico Homes is a stylish front-garage home featuring 3 bedrooms, 2.5 bathrooms, and a spacious open-concept layout. Highlights include an extended kitchen with a full height cabinet pantry, a luxurious primary suite with a 5-piece ensuite and walk-in closet, a central bonus room, and upper-floor laundry. Each secondary bedroom includes its own walk-in closet, offering comfort and convenience for the whole family. Nestled amongst scenic views lies Pine Creek, a brand-new community in South Calgary. Located just south of 210th Avenue, it offers close access to Macleod Trail and Stoney Trail, linking you to numerous amenities in the area. Built for families and couples alike, life at Pine Creek creates the moments to connect with those that matter most. Priced at \$718,900 including GST, with possession available August 2025. Photos are representative