

**336 Creekstone Circle SW  
Calgary, Alberta**

**MLS # A2245392**



**\$794,937**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,161 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 Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Nestled in the beautiful community of Pine Creek, this brand new four-level split, The Hudson, built by Brookfield Residential, features nearly 2,200 ft<sup>2</sup> of developed living space + an undeveloped basement that awaits your imagination and design touches. Featuring 2 living spaces, a home office/flex space, 3 bedrooms, 2.5 bathrooms and plenty of living space, this beautiful family home provides the nostalgia of a four-level-split with the openness you desire in a modern home. Situated on a sunny lot with an ideal south-facing backyard, this home is beautiful both inside and out, giving you plenty of natural light all year long and optimal sunshine in the backyard throughout the summer. The bright and open main level features a gourmet kitchen complete with built-in chimney hood fan, built-in wall oven & microwave, and a gas cooktop. The kitchen is complete with a large walk-in pantry, providing ample storage. The central kitchen overlooks the living and dining areas - making it the perfect entertainment space. The main level is complete with a large flex room with doors, ideal for a home office space, and lastly a large mud room and 2 pc powder room round out the main level. Up a half set of stairs is the expansive bonus room with vaulted ceilings and access to the private balcony off the front of the home. With the main living area just a few steps down, the open concept allows for separation without compromising the open feel and making it feel closed off. Up another half set of stairs, you'll find the primary bedroom complete with a walk-in closet and 5pc ensuite bathroom including a soaker tub, walk-in shower, private water closet and dual sinks. The upper level is complete with two additional bedrooms, a convenient 5 pc main bathroom with dual sinks and a full laundry room. Situated on an incredible lot and featuring beautiful design

throughout, this brand new home includes full builder warranty as well as 10 year Alberta New Home Warranty with countless amenities nearby! \*Note: Photos are from a previous show home and are not an exact representation of the property for sale.