

71 Creekstone Common SW  
Calgary, Alberta

MLS # A2251714



**\$849,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 2,304 sq.ft.                                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 6                                                                         | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting, |               |                  |

|                    |                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Suite                                                       | <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, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. This thoughtfully designed home in Pine Creek offers flexibility and style, complete with a fully developed two-bedroom legal secondary suite with private side entrance. The main floor includes a bedroom and full bath, perfect for guests or extended family. The open-concept kitchen is equipped with a gas cooktop, hood fan, large island, and modern finishes, anchored by a great room featuring an electric fireplace. Upstairs, three bedrooms, a large central bonus room, and a spacious primary bedroom provide ample space for family living and relaxation. Pine Creek combines the beauty of nature with modern convenience, offering tree-lined streets, trails, and close access to city amenities. Photos are representative.