

**211 Creekstone Row SW**  
**Calgary, Alberta**

**MLS # A2252004**



**\$819,000**

|                  |                                                                              |               |                  |
|------------------|------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                                                                   |               |                  |
| <b>Type:</b>     | Residential/House                                                            |               |                  |
| <b>Style:</b>    | 2 Storey                                                                     |               |                  |
| <b>Size:</b>     | 2,229 sq.ft.                                                                 | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                       |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, See Remarks, Str |               |                  |

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, High Efficiency, Forced Air, Humidity Control, Natural Gas, See Remarks                                                                                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Tile, Vinyl Plank                                                                                                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                                                                                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Window Coverings                                                                                                                                                                                                                          |                   |     |

Price Improvement !!! Priced To Sell !!! Welcome to this modern and move-in-ready 4-bedroom, 3.5-bathroom home with a LEGAL RENTABLE BASEMENT SUITE and main-floor office in Calgary's desirable master-planned community of Pine Creek. Backing directly onto a park and playground with a sun-filled South-facing backyard, this home offers everyday convenience in a serene, nature-rich setting. With over 3,000 sq. ft. of developed living space, the open-concept main floor seamlessly connects the kitchen, dining, and living areas. The chef's kitchen boasts full-height maple cabinetry, quartz countertops, stainless steel appliances, and a walk-through pantry leading to a mudroom with garage access. A versatile flex room makes the perfect home office, while luxury vinyl plank flooring adds both style and durability. Upstairs, the primary suite features a walk-in closet and spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and walk-in shower. A central bonus room, two additional bedrooms, a full bath, and an upper-floor laundry complete this level. The fully self-contained legal basement suite includes a private side entrance, 1 bedroom, 1 bathroom, full kitchen, living/dining space, in-suite laundry, and its own mechanical system—ideal for extended family or rental income. Built for comfort and efficiency, the home includes triple-pane windows, a high-efficiency furnace, and the peace of mind of Alberta New Home Warranty. Prime location: steps from three playgrounds, surrounded by preserved natural areas, and only minutes to five golf courses, Fish Creek Park, and the Township Shopping Centre (4 minutes away). Shawnessy and Millrise shopping, dining, and VIP Cinema are also nearby, with a future state-of-the-art recreation centre planned for the community. This is your chance to own a thoughtfully designed home in one

of Calgary’s most desirable communities. Contact your favourite REALTOR® today to book a private showing!