

## 97 Creekstone Landing SW Calgary, Alberta

**MLS # A2217295**



# \$829,000

|                  |                          |               |                  |
|------------------|--------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek               |               |                  |
| <b>Type:</b>     | Residential/House        |               |                  |
| <b>Style:</b>    | 2 Storey                 |               |                  |
| <b>Size:</b>     | 2,664 sq.ft.             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                        | <b>Baths:</b> | 4                |
| <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                                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                            | <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>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                       |                   |     |

The Springhill by Trico Homes is a stylish front-garage home offering over 2,664 sq. ft. of functional living space. It features an open-concept main floor with a modern kitchen, spice kitchen pantry, and spacious great room. Upstairs includes four bedrooms, a central bonus room, upper floor laundry, and a luxurious primary bedroom with ensuite and walk-in closet—perfect for growing families. 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 \$829,000 including GST, with possession available August 2025. Photos are representative.