



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**152 Creekstone Circle SW**  
**Calgary, Alberta**

**MLS # A2268293**



**\$784,249**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Columbia 24 by Brookfield Residential is a brand-new home in the desirable community of Creekstone - offering nearly 2,500 sq. ft. of beautifully designed living space above grade + a basement with rough-ins and a side entrance that provides endless options for future development. With two distinct living areas, a home office, 3 bedrooms, and 2.5 bathrooms, this home is ideal for a growing family or those looking to upgrade to a more spacious, move-in-ready property. The main level features an open-concept design that seamlessly connects the kitchen, dining, and living areas - perfect for entertaining family and friends. The gourmet kitchen is thoughtfully finished with a gas cooktop, chimney hood fan, built-in microwave & built-in wall oven, and a walk-through pantry that connects directly to the mudroom for everyday convenience. The West-facing backyard floods the main level with natural light all year long while providing optimal sunshine in your private backyard. Natural wood and iron spindle railings lead to the upper level where you'll find a central bonus room that separates the primary retreat from the secondary bedrooms, offering privacy for the entire family. The primary suite enjoys large west-facing windows, a luxurious 5-piece ensuite with dual sinks, a soaker tub, a tiled walk-in shower, and a spacious walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a 4-piece bathroom with a private water closet. A conveniently located laundry room completes this level. The basement includes 9' foundation walls, a side entrance and rough-ins in place - making future development that much easier with ample space for a rec room, bedroom and bathroom + storage. With both Alberta New Home Warranty and Brookfield's builder warranty, you can purchase this stunning new home with confidence and peace of mind.

Situated in the tranquil, family-friendly community of Creekstone, surrounded by parks, pathways, and future amenities, this is a home that combines timeless design with modern comfort.