

\$679,900 - 41 Creekstone Drive Sw, Calgary

MLS® #A2111585

\$679,900

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

Welcome to 41 Creekstone Dr.SW, situated in the highly coveted SW COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner! This OUTSTANDING 1 YEAR OLD ,LEGALLY SUITED ATTACHED RESIDENCE was developed to the FINEST STANDARDS AND HIGHEST QUALITY with a FULLY DEVELOPED LOWER -LEGAL SECONDARY SUITE- LIVE UP AND RENT DOWN MORTGAGE HELPER, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. With 9' HIGH CEILINGS and ABUNDANT WINDOWS, the main level is flooded with natural light, complemented by lighter HIGH-END FINISHES. The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, paired with CERAMIC TILE IN the entryways and a 2-PIECE BATHROOM. The KITCHEN IS A CHEF'S PARADISE, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND A GAS STOVE. A spacious CENTER ISLAND and EXTRA OVERHANG COUNTER-HEIGHT SEATING area provide ample space for culinary endeavors. Carpeted stairs lead to the SECOND FLOOR featuring an additional LIVING AREA/FAMILY ROOM, 2 BEDROOMS, A 4-PIECE BATHROOM AND A



CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. TALL CEILINGS, VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, where you will also be pleased to find a DETACHED ,DOUBLE CAR GARAGE with access through the backside alley. Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, and MAJOR ROADWAYS. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Creekstone, where legal sophistication meets semi-detached charm!

Built in 2022

Essential Information

MLS® #	A2111585
Price	\$679,900
Sold Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Sold
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Community Information

Address	41 Creekstone Drive Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 13th, 2024
Days on Market	11
Zoning	R-Gm
HOA Fees	0.00

Listing Details

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