

# \$665,500 - 24 Creekstone Drive Sw, Calgary

MLS® #A2155144

**\$665,500**

4 Bedroom, 4.00 Bathroom, 1,427 sqft

Residential on 0.06 Acres

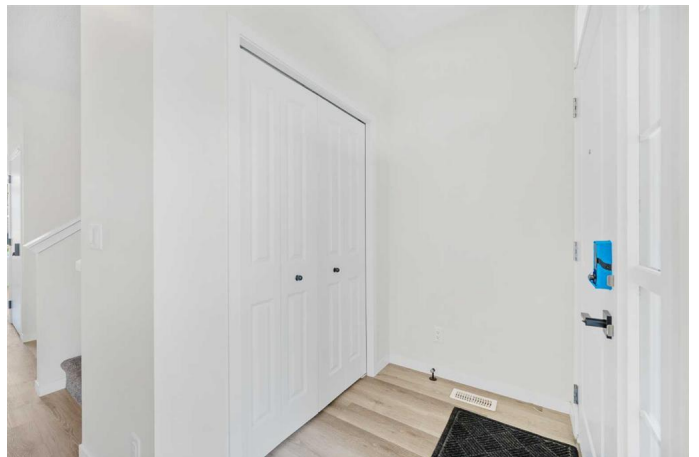
Pine Creek, Calgary, Alberta

Welcome to this meticulously maintained half duplex located in the vibrant, rapidly expanding community of Creekstone in Pine Creek. Featuring a legal revenue suite, this remarkable property provides a fantastic turnkey opportunity for investors or those seeking an effective mortgage helper. Upon entering, you'll be greeted by a spacious open floor plan featuring 9-foot ceilings and light neutral colors throughout. The modern kitchen is equipped with quartz countertops, a walk-in pantry, and stainless steel appliances. The living and dining areas are generously sized, providing a perfect space for entertaining and relaxation.

Upstairs, you'll find three comfortable bedrooms, two well-appointed bathrooms, and a convenient laundry area. The primary bedroom includes a private ensuite and a walk-in closet, while the other two bedrooms share a full bathroom.

The lower level features a legal 1-bedroom basement suite with its own separate entrance. This suite includes stainless steel appliances, in-suite laundry, and additional storage space.

This property is ideally located just minutes from all the amenities including the upscale Sirocco Golf Club, Spruce Meadows, Gates of Walden, and Shawnessy Village. It's also close to the Silverado Shopping Center, parks, schools, Somerset Train Station, and public transportation. Additionally, it offers easy access to McLeod Trail, making travel



throughout the city convenient and efficient.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2155144               |
| Price          | \$665,500              |
| Sold Price     | \$660,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,427                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 24 Creekstone Drive Sw |
| Subdivision | Pine Creek             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4Z5                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer               |
| Heating           | Forced Air                                                                                                                                       |

|              |                                                |
|--------------|------------------------------------------------|
| Cooling      | Central Air                                    |
| Has Basement | Yes                                            |
| Basement     | Separate/Exterior Entry, Finished, Full, Suite |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 3rd, 2024     |
| Date Sold      | September 12th, 2024 |
| Days on Market | 40                   |
| Zoning         | RG-M                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.