

# \$685,000 - 101 Creekstone Drive Sw, Calgary

MLS® #A2193260

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,643 sqft  
Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

Stunning half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room, half bath and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed this functional level. Downstairs you will find the 1-bedroom legal basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Creekstone in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development.

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2193260  |
| Price     | \$685,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,643                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 101 Creekstone Drive Sw |
| Subdivision | Pine Creek              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4Y2                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Alley Access, Garage Faces Rear |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier                              |
| Heating           | Baseboard, Electric, Forced Air, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, None              |
| Lot Description   | Back Lane, Level, Views         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## **Additional Information**

Date Listed February 7th, 2025

Days on Market 56

Zoning R-Gm

## **Listing Details**

Listing Office Real Broker

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