

**683 Creekstone Circle SW**  
**Calgary, Alberta**

**MLS # A2201287**



**\$779,400**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, OTR Microwave, Refrigerator, Stove, Washer.

This beautiful and brand-new Rundle 24 model is built by Brookfield Residential and is nearly move-in ready with a possession this July! This stunning new home offers an intelligently designed layout that features 2 living areas, 3 bedrooms, 2.5 bathrooms + a fully legal basement suite with its own private entrance. This new home has a stunning design palette that is timeless and warm throughout. The double attached garage leads through a large mud room that is attached to a walkthrough pantry connected to the kitchen - making grocery delivery that much easier! The large kitchen features an upgraded appliance package including chimney hood fan, built-in wall oven and a built-in cooktop. The kitchen features a large island that offers additional seating space and makes the perfect space to entertain guests. The kitchen overlooks both the dining area and great room which is complete with a central electric fireplace. Lastly, a wall of windows across the back of the home provides a clear view of the backyard from any living space on the main level. Open railing flows from the main level to the upper floor - ensuring natural light flows from top to bottom all day long. The upper level has a central bonus room that is the perfect TV space and separates the primary suite from the secondary bedrooms. The primary suite includes a large bedroom with the upgraded ensuite option that includes dual sinks, soaker tub, walk-in shower and private water closet as well as a large walk-in closet. Two more generous-sized bedrooms, a full bathroom and a laundry room complete the second floor. The professionally finished basement has been thoughtfully designed with 9' foundation walls and is complete with a fully legal 1 bedroom suite that includes its own full kitchen, living/dining area, bedroom and laundry - accessed via a private side entrance. The home is

perfectly located in the community offering a sunny south-facing backyard. This property is perfect for those looking to upgrade to a move up home in a new community with many amenities only a short distance from your home. \*\*Please note: photos are from a show home model and are not an exact representation of the property for sale.