# \$649,900 - 764 Creekside Boulevard Sw, Calgary

MLS® #A2203266

## \$649,900

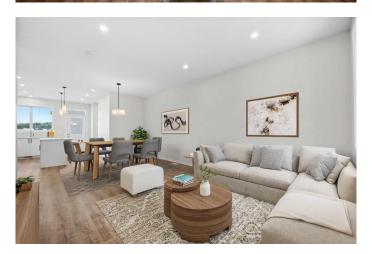
4 Bedroom, 4.00 Bathroom, 1,358 sqft Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Located in the SW community of Pine Creek, this BRAND NEW home, with NO GST, offers 3 bedrooms upstairs, 2.5 bathrooms, and a fully developed 1-bedroom LEGAL BASEMENT SUITE with a separate entrance, making it perfect for rental income or multi-generational living. Thoughtfully designed with high ceilings, an open-concept layout, and premium upgrades, this home is move-in ready with quick possession available and the builder warranty still in place. Step inside to a bright and spacious main floor featuring luxury vinyl plank flooring, oversized windows, and a beautifully upgraded kitchen with a gas stove, chimney hood fan, built-in microwave, and ample storage. The open layout flows seamlessly into the dining and living area, while a half bath and extra storage near the back entrance add to the functionality. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with quartz countertops and a walk-in shower. Two additional bedrooms, a 4-piece bathroom, upper-floor laundry, and a large linen closet complete the level. The fully developed legal basement suite offers a private entrance, full kitchen with a gas stove, separate laundry, a spacious bedroom, and a 4-piece bathroom, providing an ideal space for renters or extended family. Located minutes from shopping, dining, Spruce Meadows, Sirocco Golf Club, and the upcoming Belmont Fieldhouse & Library, with easy access to Stoney and Macleod Trail, this home offers







unmatched value in a prime location. Don't miss out on this incredible opportunity. This home is priced to sell and won't last long!

#### Built in 2024

### **Essential Information**

MLS® # A2203266 Price \$649,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,358

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 764 Creekside Boulevard Sw

Subdivision Pine Creek

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5H3

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Vinyl Windows, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Microwave Hood Fan, Range Hood,

Refrigerator, Washer/Dryer, Gas Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 31

Zoning R-Gm

# **Listing Details**

Listing Office eXp Realty

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