

**178 Creekstone Path SW**  
**Calgary, Alberta**

**MLS # A2249859**



**\$809,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,466 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** 3 Wall-Mounted TV's, Barstools

**LIMITED-TIME BUYER BONUS!** Seller is offering a \$5,000 credit on closing. Use it toward your legal fees, moving costs, or upgrades. That's extra cash in your pocket the day you move in! Why wait months for a builder when you can move straight into this already-built, fully finished home? No delays, no extra costs for landscaping, fencing, or appliances. Saving you thousands compared to new construction. This 4-bed, 2.5-bath Home impresses with 10' ceilings on the main floor, sleek quartz counters, stainless steel appliances, and durable vinyl plank flooring. Upstairs, the spa-inspired primary suite features dual vanities, a soaker tub, and a glass walk-in shower. The basement has finished stairs, ready for future development. Outside, enjoy your west-facing backyard with paved lane access. Plus, this growing community is set to welcome a brand-new sports Fieldhouse, adding even more lifestyle and recreational value just steps from your door. With the feel of brand-new, the convenience of move-in today, and a \$5,000 buyer credit, this is an opportunity you don't want to miss!