



DJ Golden
REAL ESTATE

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1098 Creekside Boulevard SW
Calgary, Alberta

MLS # A2258347



\$675,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,029 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: AC unit, Shed

OPEN HOUSE SEPT 21, 11-1. Welcome Home to this stunning END UNIT BUNGALOW villa, perfectly situated across from a green space on an OVERSIZED LOT. Better than new,, this property offers EXCEPTIONAL UPGRADES inside and out! This home is the ideal blend of comfort, style, and low-maintenance living. Step inside to a bright and airy main floor with LUXURY VINYL PLANK flooring, vaulted ceilings, and an COZY FIREPLACE in the spacious living room. The chef's kitchen showcases a GAS RANGE, sleek chimney hood fan, built-in microwave, upgraded stainless steel appliances, modern tile backsplash, QUARTZ countertops, and full-height cabinetry. Natural light floods through the many windows, highlighted by the upgraded lighting package throughout. The large primary suite features a walk-in closet and a luxurious 4-piece ensuite with DOUBLE SINKS and a TILED WALK-IN SHOWER. Convenient main floor laundry and a half bath complete this level. The SUNSHINE lower level is designed for entertaining and relaxation with a massive rec room, two additional bedrooms with spacious closets, and a 4-piece bath ALSO with quartz countertops. A crawl space for all your extra goodies and utility room with instant TANKLESS HOT WATER tank provides practical function. Outside, enjoy the BEAUTIFULLY LANDSCAPED yard complete with a concrete patio, PRIVATE wood deck with gazebo, grassy area, BBQ gas line, and no immediate side neighbour make entertaining outdoors a delight. Featuring a spacious shed and a fully drywalled, and INSULATED DOUBLE DETACHED GARAGE with central A/C make this property move in ready! Stay cool all summer long with CENTRAL AC. This show-home quality villa offers everything you've been looking for—NO CONDO FEES, modern finishes, functional design,

and a prime Pine Creek location. Contact your favourite Realtor today to schedule a private viewing!