

# \$670,000 - 855 Creekside Boulevard, Calgary

MLS® #A2190237

**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,624 sqft  
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

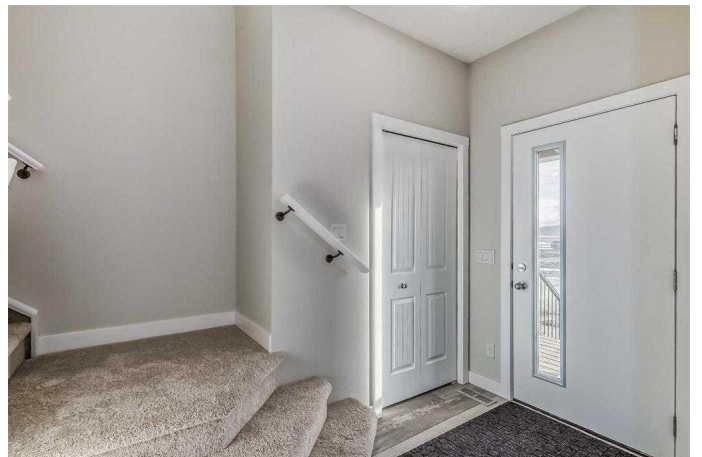
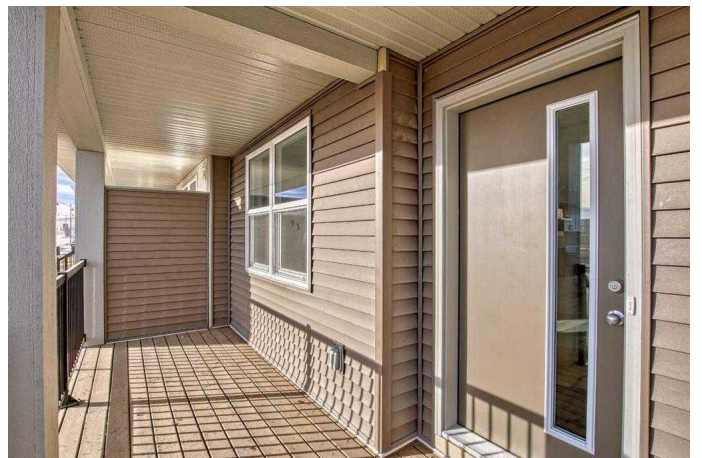
Discover this exceptional 1-year-old home designed for luxury, comfort, and smart investment potential! Built by renowned Shane Homes, this property features a legal basement suite—a fantastic mortgage helper or rental opportunity. The main floor offers 1,624 sq. ft. of living space, while the legal basement adds 531 sq. ft., bringing the total living area to 2,155 sq. ft.

Step inside to an open-concept floor plan with 3 spacious bedrooms, 2.5 baths, and modern finishes throughout. The gourmet kitchen boasts high-end cabinetry, quartz countertops, a large island with an eating bar, and stainless steel appliances—perfect for entertaining! Home features Smart home devices (Google door lock, Nest door bell/camera, Nest thermostat, Google speakers, etc). Luxury laminate flooring flows seamlessly through the main level, leading to a sunny back deck and a fully sodded front yard.

Downstairs, the fully finished basement suite offers a generous living space, full kitchen, and a large bedroom, ideal for tenants or extended family.

Located in a prime neighborhood, this home is steps from golf courses, shopping, public transit, and the future LRT & recreation center.

Built in 2023



## Essential Information

MLS® #	A2190237
Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,624
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

## Community Information

Address	855 Creekside Boulevard
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5G9

## Amenities

Parking	Off Street
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## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	59
Zoning	R-Gm

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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