



## 31 Creekside Grove Calgary Alberta

\$945,000

For more information, please click Brochure button. Welcome to your dream home in Pine Creek! This stunning, FULLY FURNISHED 2-storey home on a spacious 4,585 sq. ft. corner lot offers modern luxury and smart functionality—ideal for both families and investors. With 3+1 bedrooms, 3.5 bathrooms, and 1,784 sq. ft. of sun-filled living space, this home is designed for comfort and style. The open-concept main floor features bright, expansive windows that flood the space with natural light, creating a welcoming atmosphere. The living room boasts an electric fireplace, while the sleek kitchen offers high-end appliances, designer finishes, and a stunning island, perfect for cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and private 4-piece ensuite. The fully finished, legal basement suite adds incredible value with a spacious bedroom, full bathroom, and separate entrance—ideal for tenants or multi-generational families, offering immediate rental income. The fully finished legal basement suite adds 722 sq. ft. of living space, featuring a spacious bedroom, full bathroom, laundry, and private entrance. Currently tenant-occupied, it provides immediate rental income!!! Step outside to a beautifully landscaped backyard with a double deck—perfect for summer gatherings. An 80 sq. ft. shed provides additional storage, while the double attached garage and extra parking spaces offer convenience. Stay comfortable year-round with central air conditioning. Located in a family-friendly neighborhood close to schools, parks, shopping, and major roads, this home is move-in ready and comes fully furnished with stylish, modern furniture—saving you time and money. Whether you're seeking a beautiful family home or a turnkey investment property, this corner-lot gem has it all! Don't miss this incredible...

Living room 14.08 Ft x 9.42 Ft

Bedroom 9.42 Ft x 14.08 Ft

3pc Bathroom 5.50 Ft x 8.42 Ft

Kitchen 5.75 Ft x 9.17 Ft

Laundry room 4.17 Ft x 5.17 Ft

Other 2.00 Ft x 2.75 Ft

Pantry 3.92 Ft x 6.75 Ft

Hall 6.50 Ft x 14.25 Ft

2pc Bathroom 2.92 Ft x 5.67 Ft

Other 2.08 Ft x 3.33 Ft

Primary Bedroom 12.58 Ft x 14.50 Ft

Bedroom 8.75 Ft x 11.92 Ft

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Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

**Kitchen** 10.25 Ft x 10.08 Ft  
**Dining room** 9.92 Ft x 10.25 Ft  
**Living room** 12.75 Ft x 14.08 Ft  
**Other** 8.67 Ft x 6.75 Ft

**Bedroom** 8.75 Ft x 16.25 Ft  
**Bonus Room** 15.25 Ft x 13.92 Ft  
**Laundry room** 5.08 Ft x 9.58 Ft