



## 225 Creekside Drive Calgary Alberta

\$685,000

2 Year old elevated half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room, half bath and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed this functional level. Downstairs you will find the 1-bedroom legal basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Sirocco in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development such as a new commercial complex and school at the end of the street! (id:6769)

Furnace 5.75 Ft x 8.75 Ft  
 Living room 17.00 Ft x 12.58 Ft  
 Kitchen 10.00 Ft x 8.67 Ft  
 Laundry room 3.75 Ft x 3.50 Ft  
 Bedroom 12.58 Ft x 9.92 Ft  
 4pc Bathroom 8.58 Ft x 4.92 Ft  
 Dining room 13.17 Ft x 10.83 Ft  
 Living room 14.00 Ft x 11.83 Ft  
 Kitchen 11.92 Ft x 12.75 Ft

Pantry 5.50 Ft x 3.42 Ft  
 2pc Bathroom 5.42 Ft x 5.17 Ft  
 Laundry room 5.08 Ft x 3.25 Ft  
 Bonus Room 15.08 Ft x 8.50 Ft  
 Primary Bedroom 13.42 Ft x 13.00 Ft  
 Bedroom 9.42 Ft x 9.00 Ft  
 Bedroom 12.33 Ft x 9.25 Ft  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 3pc Bathroom 8.42 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker



**CIR**

**REALTY**

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