



# 119 Creekstone Drive Calgary Alberta

\$675,000

Welcome to this beautifully maintained half duplex in the vibrant, rapidly growing community of Creekstone at Pine Creek. Boasting a legal income suite, this exceptional property offers an ideal opportunity for investors or those looking for an effective mortgage helper. As you step inside, you'll be greeted by an open-concept layout enhanced by 9-foot ceilings and light, neutral tones, creating an inviting atmosphere. The contemporary kitchen features quartz countertops, a walk-in pantry, and stainless steel appliances, while the spacious living and dining areas provide a perfect setting for entertaining or relaxing. The upper level hosts three comfortable bedrooms, including a primary suite complete with a private ensuite and a walk-in closet. A full bathroom serves the other two bedrooms, and a convenient laundry area completes this floor. The lower level offers a fully self-contained, legal one-bedroom basement suite with a private entrance, stainless steel appliances, in-suite laundry, and additional storage--ideal for extended family, guests, or generating rental income. Situated just minutes from premier amenities such as the Sirocco Golf Club, Spruce Meadows, Gates of Walden, and Shawnessy Village, this property is close to the Silverado Shopping Center, parks, schools, the Somerset Train Station, and public transit. With quick access to McLeod Trail, commuting across the city is effortless.

(id:6769)

3pc Bathroom 4.92 Ft x 8.50 Ft  
 Primary Bedroom 11.75 Ft x 14.00 Ft  
 Other 4.42 Ft x 8.92 Ft  
 Laundry room 3.58 Ft x 5.42 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft  
 Bedroom 8.17 Ft x 13.92 Ft  
 Bedroom 8.50 Ft x 11.58 Ft  
 Other 9.42 Ft x 4.00 Ft  
 Family room 11.08 Ft x 11.92 Ft  
 Kitchen 13.92 Ft x 6.08 Ft

Laundry room 3.25 Ft x 4.17 Ft  
 4pc Bathroom 7.25 Ft x 4.92 Ft  
 Bedroom 9.17 Ft x 11.00 Ft  
 Other 4.33 Ft x 7.50 Ft  
 Living room 12.67 Ft x 13.25 Ft  
 Dining room 9.42 Ft x 13.08 Ft  
 Other 14.58 Ft x 11.17 Ft  
 Pantry 5.50 Ft x 3.83 Ft  
 Other 6.92 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker

<http://www.richardamatokwu.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca