



31 Creekside Grove Calgary Alberta

\$839,900

31 Creekside Grove SW—an exceptional two-storey home on a spacious corner lot in the sought-after community of Pine Creek. This beautifully upgraded property features a legal basement suite with a fixed-term lease in place, offering immediate rental income and long-term flexibility. From the moment you arrive, you'll notice the pride of ownership and thoughtful design throughout. The open-concept main floor is flooded with natural light and features high-end finishes, including granite countertops, stainless steel appliances, a gas stove, custom cabinetry, and a central island perfect for entertaining. The spacious living room includes an electric fireplace and large windows that frame the landscaped yard. Upstairs, enjoy a bright bonus room, laundry, and three well-sized bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite. The legal 1-bedroom basement suite has a private side entrance and is fully equipped with its own kitchen, laundry, full bath, and electric stove. The suite is currently leased at \$1,000/month until October 31, 2025, making this home ideal for investors or buyers looking for mortgage support. Step outside and enjoy the fully finished, low-maintenance landscaping. The front yard features clean, maintenance-free gravel, while the backyard is fully fenced and includes a beautiful rear deck, perfect for relaxing or entertaining. Additional highlights include in-unit laundry on both levels, a double attached garage, driveway parking, and a location that offers quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. A perfect blend of quality, functionality, and income potential—don't miss this exceptional opportunity in one of Calgary's most desirable new communities. (id:6769)

Furnace 3.04 M x 2.65 M
2pc Bathroom 2.27 M x .91 M
Dining room 3.03 M x 2.63 M
Kitchen 3.03 M x 4.36 M
Living room 3.99 M x 5.54 M
4pc Bathroom 2.62 M x 2.58 M
4pc Bathroom 3.03 M x 3.38 M
Bedroom 2.67 M x 4.97 M

Bedroom 2.69 M x 3.64 M
Bonus Room 4.34 M x 5.72 M
Primary Bedroom 3.86 M x 4.47 M
Laundry room 2.94 M x 1.56 M
4pc Bathroom 3.04 M x 1.49 M
Bedroom 2.60 M x 3.76 M
Kitchen 2.45 M x 2.00 M
Recreational, Games room 4.07 M x 4.25 M

Listing Presented By:



Originally Listed by:
Power Properties

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



Real Estate Professionals Inc.

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

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