



NEW HOME

## Grayson

### CREEKSTONE

1775 SQ FT | 3 BED | 2.5 BATH  
FROM THE HIGH \$600s

Step on into the Grayson, where you are welcomed by a bright and airy foyer leading you to the main floor. The chef inspired L-shaped kitchen has an island, perfect for entertaining and extra counter space. Overlooking the backyard are the dining nook and great room, which provides a cozy space to gather with your friends and family. Upstairs, the bonus room separates two additional bedrooms and a bathroom from the luxurious primary bedroom suite. The option to add a developed basement would provide extra space for guests to stay or a rec room for the family to enjoy.

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# 735 creekstone Circle Calgary Alberta

\$697,900

Welcome to The GRAYSON. A beautiful new home TO BE BUILT by EXCEL HOMES! Anticipated possession is approx. 9 months from firm offer. Lots of time to personalize your new home & choose your options! Located in the up and coming community of Creekstone / Pine Creek - West of Macleod Trail in South Calgary, offering a dynamic family lifestyle, with access to nature and amenities. Parks & pathways weave into surrounding communities & ponds. This home is close to a park & offers a sunny SOUTH backyard with 1775 sf of well-designed living space. SEPERATE SIDE ENTRANCE to basement landing - and this home has been roughed in for a LEGAL SUITE. Basement has 9' ceilings! A bright and airy foyer leads you into the open main floor plan that boasts a large kitchen, dining nook & family room that overlooks your sunny south facing backyard! You'll have 9-foot knockdown ceilings on the main floor - luxury vinyl plank flooring - stone countertops - beautiful thermally fused laminate cabinets & lots of windows for optimal capture of natural daylight. The chef inspired kitchen features a great prep island for extra space & entertaining. Moving upstairs you'll find 3 generous bedrooms - bedrooms 2 & 3 are separated from the primary suite by a family sized bonus room. The primary suite offers a walk-in closet & spa like ensuite. Your laundry room & an additional family bathroom are located on this level. The option to add a developed basement for extra space is available. This home will be a "Built Green" home with solar conduit - Low E windows - Hi eff furnace - Heat recovery ventilator - EnerStar rated appliances - Smart Home Essentials and so much more. (id:6769)

Primary Bedroom 11.58 Ft x 12.00 Ft	4pc Bathroom 13.33 Ft x 6.00 Ft
Bonus Room 11.33 Ft x 12.00 Ft	Great room 11.92 Ft x 13.00 Ft
Bedroom 10.00 Ft x 10.67 Ft	Other 11.00 Ft x 9.42 Ft
Bedroom 1.42 Ft x 10.08 Ft	2pc Bathroom 5.75 Ft x 5.58 Ft
4pc Bathroom 9.25 Ft x 5.92 Ft	Kitchen 21.00 Ft x 13.42 Ft

Listing Presented By:



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CIR Realty

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



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