



## 855 Creekside Boulevard Calgary Alberta

\$685,000

Discover this exceptional 1-year-old home designed for luxury, comfort, and smart investment potential! Built by renowned Shane Homes, this property features a legal basement suite—a fantastic mortgage helper or rental opportunity. The main floor offers 1,624 sq. ft. of living space, while the legal basement adds 531 sq. ft., bringing the total living area to 2,155 sq. ft. Step inside to an open-concept floor plan with 3 spacious bedrooms, 2.5 baths, and modern finishes throughout. The gourmet kitchen boasts high-end cabinetry, quartz countertops, a large island with an eating bar, and stainless steel appliances—perfect for entertaining! Home features Smart home devices (Google door lock, Nest door bell/camera, Nest thermostat, Google speakers, etc). Luxury laminate flooring flows seamlessly through the main level, leading to a sunny back deck and a fully sodded front yard. Downstairs, the fully finished basement suite offers a generous living space, full kitchen, and a large bedroom, ideal for tenants or extended family. Located in a prime neighborhood, this home is steps from golf courses, shopping, public transit, and the future LRT & recreation center. (id:6769)

Bonus Room 9.75 Ft x 12.92 Ft

Primary Bedroom 10.58 Ft x 14.42 Ft

3pc Bathroom Measurements not available

Bedroom 9.33 Ft x 10.50 Ft

Laundry room 3.42 Ft x 4.17 Ft

Bedroom 9.25 Ft x 10.50 Ft

3pc Bathroom Measurements not available

Storage 3.75 Ft x 9.58 Ft

Kitchen 13.75 Ft x 7.83 Ft

3pc Bathroom Measurements not available

Living room/Dining room 13.75 Ft x 9.75 Ft

Laundry room 3.08 Ft x 3.50 Ft

Bedroom 11.75 Ft x 10.67 Ft

Living room 13.08 Ft x 16.25 Ft

Kitchen 13.00 Ft x 12.67 Ft

2pc Bathroom Measurements not available

Dining room 13.08 Ft x 10.00 Ft

Listing Presented By:



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