



232 Creekstone Circle Calgary Alberta

\$759,900

Welcome to the stunning Newbrook by Excel Homes, where thoughtful design, modern upgrades, and energy-efficient construction come together to create the perfect family home. Boasting 2271 SF & nestled on a quiet street, while being zoned R-G with a separate side entrance and rough-ins for a future 2 bedroom legal suite (subject to city approvals)--making it as versatile as it is beautiful. From the moment you step inside, the open-to-above foyer sets a dramatic tone, inviting you into the expansive main floor where oversized windows fill every corner with natural light. The open-concept plan is anchored by a gorgeous kitchen, featuring a large central island, an abundance of crisp white cabinets and drawers, a pantry, and a convenient broom closet--ideal for both everyday living and entertaining. The adjacent flex room is perfectly placed for a home office, playroom, or study, while the mudroom off the garage keeps things organized. Nine-foot knockdown ceilings and luxury vinyl plank flooring add style and function throughout the main level. Upstairs, the thoughtful layout continues with four generous bedrooms, including a luxurious primary retreat with a stunning five-piece ensuite and a walk-in closet. The vaulted ceiling in the bonus room and the open-to-below design add architectural flair, creating an airy, elegant feel on the upper level. The basement offers even more potential with its separate side entrance and suite rough-ins, giving you the opportunity to develop a legal secondary suite (with city permits & approvals) down the road. Every detail of this home has been upgraded for comfort and efficiency, including thermally-fused cabinetry, stone countertops in the kitchen and all bathrooms, dual sinks in both the ensuite and main bath, pot lighting throughout, a gas line for your BBQ, Ecobee thermostat, HRV, solar panel rough-in, and more. Built to Built...

Family room 13.17 Ft x 13.17 Ft

Primary Bedroom 15.83 Ft x 13.25 Ft

Other 9.25 Ft x 5.25 Ft

Bedroom 12.58 Ft x 9.25 Ft

5pc Bathroom 10.50 Ft x 10.08 Ft

Bedroom 15.67 Ft x 8.83 Ft

Laundry room 6.58 Ft x 5.33 Ft

Living room 16.08 Ft x 12.83 Ft

Kitchen 16.00 Ft x 13.00 Ft

Dining room 10.67 Ft x 6.83 Ft

Office 9.50 Ft x 9.50 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 15.00 Ft x 8.67 Ft

Foyer 4.67 Ft x 3.75 Ft

5pc Bathroom 8.25 Ft x 8.17 Ft