



# 337 Creekside Drive Calgary Alberta

\$536,900

LET'S SKIP THE PART WHERE LISTINGS PRETEND EVERY HOME IS LIFE-CHANGING. This one is simply -- and refreshingly -- WELL THOUGHT-OUT. The main floor doesn't force a moment of suspense or a "grand reveal." It just opens into a BRIGHT, PRACTICAL LAYOUT that gets the fundamentals right. The POCKET OFFICE is tucked off to the side where it belongs, not jammed into a hallway. The living room and dining area fall into a natural rhythm, anchored by an ELECTRIC FIREPLACE that adds warmth without stealing the spotlight. And the kitchen keeps things clean and functional with a BREAKFAST BAR, QUARTZ COUNTERS, a CHIMNEY HOOD FAN, and a BUILT-IN MICROWAVE that isn't fighting for visual attention. Light is a quiet strength here, lifted by the 9' CEILINGS and the way the windows pull brightness across the main floor. Warm wood-tone LVP carries the main level without any fuss. Out back, the 10' X 10' REAR DECK is already finished, and the REAR PARKING PAD keeps things simple and functional -- no guesswork. The FULL-WIDTH FRONT PORCH gives the home presence without being precious, and offers a practical spot to shake off the day before stepping inside. Upstairs, the BONUS ROOM does exactly what a bonus room should: fill the gap between bedrooms with a space that flexes easily without needing a title. The two secondary bedrooms sit together at the rear of the home, while the master takes the front -- larger, brighter, and anchored by a walk-in closet and an ensuite that keeps things straightforward with an OVERSIZED VANITY, GLASS-AND-TILE SHOWER and quartz counters carried through from the main level. Practical upgrades are already handled: a HIGH-EFFICIENCY FURNACE, gas lines for both stove and BBQ, and the full 200-amp electrical panel. The basement is legitimately future-ready with 9' foundation walls, a separate side entry, and ROUGH-INS FOR A BATHROOM, SINK, and a SECOND LAUNDRY ...

Other Measurements not available

Other Measurements not available

Living room 15.83 Ft x 12.00 Ft

Office 6.00 Ft x 4.67 Ft

Dining room 13.33 Ft x 11.17 Ft

Bonus Room 11.00 Ft x 12.00 Ft

Primary Bedroom 11.33 Ft x 11.67 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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CIR Realty

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**Other** 11.17 Ft x 11.17 Ft

**Pantry** Measurements not available

**2pc Bathroom** Measurements not available

**Other** Measurements not available

**Bedroom** 10.00 Ft x 8.33 Ft

**Bedroom** 10.00 Ft x 8.33 Ft

**3pc Bathroom** Measurements not available