

# \$825,000 - 223 Creekstone Circle Sw, Calgary

MLS® #A2226923

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,484 sqft

Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

The stunning Columbia 24 model, built by Brookfield Residential, has been thoughtfully designed with an incredibly functional layout. Featuring an open-concept main living space, it boasts an expansive gourmet kitchen with an oversized island, endless storage, and a main-level office/flex room with french doors for added privacy! With nearly 2,500 square feet of living space above grade, this property is ideal for those looking to upsize to a more spacious home without compromising on features. This home offers 3 bedrooms above grade, 2.5 bathrooms, and a basement with 9' foundation walls and a private side entrance - offering limitless potential. The kitchen features beautiful timeless cabinets, warm quartz countertops and sleek tile backsplash. A suite of built-in appliances, including a chimney hood fan, built-in cooktop, wall oven, and microwave, complete the kitchen. The large main level living area offers ample room for all your furniture and includes a central dining area that divides the living room and kitchen. Rounding out the main level is a rear office overlooking the south-facing backyard, a spacious walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. On the upper level you'll find a central bonus room separating the primary bedroom from the secondary rooms. The primary suite is a private retreat, featuring a massive walk-in closet and a luxurious 5-piece ensuite, complete with a large soaker tub, walk-in tiled shower, dual sinks, and a



private water closet. Two more bedrooms (1 with a vaulted ceiling) each complete with their own walk-in closets, a full main bathroom, and an oversized laundry room with ample workspace completes the second level. The basement is a blank canvas, ready for the new owner's imagination. It comes equipped with 9-foot foundation walls and rough-ins for a bathroom, laundry and sink - making future development easier. This stunning home is steps away from major amenities adding to your everyday convenience. \*\*Please note: photos are from a show home model and are not an exact representation of the property for sale - estimated possession is Summer 2025! Interior selections are noted in the last photo.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226923    |
| Price          | \$825,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,484       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 223 Creekstone Circle Sw |
| Subdivision | Pine Creek               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T2X 5M5

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Level, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 9th, 2025  
Days on Market 6  
Zoning R-G  
HOA Fees 1  
HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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