

# \$799,900 - 31 Creekstone Green Sw, Calgary

MLS® #A2268823

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,305 sqft  
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

**\*\*Open House Sunday, November 23 from 12pm – 4pm\*\*** Located in the vibrant **SOUTHWEST COMMUNITY OF PINE CREEK**, this thoughtfully designed home offers the perfect blend of comfort, functionality, and modern style. Designed for today's families, it features **FLEXIBLE LIVING OPTIONS** with a **FULLY DEVELOPED LEGAL TWO-BEDROOM SECONDARY SUITE** in the basement, complete with a **SEPARATE SIDE ENTRANCE** – ideal for extended family, guests, or rental income potential.

The upper level includes **THREE SPACIOUS BEDROOMS** and a **CENTRAL BONUS ROOM**, providing an inviting space for family relaxation, movie nights, or a home office setup. The **OWNER'S SUITE** features a private ensuite and generous walk-in closet, creating a comfortable retreat at the end of the day.

On the main floor, a **BEDROOM AND FULL BATHROOM** offer convenience and flexibility, perfect for visiting guests or multigenerational living. The **OPEN-CONCEPT MAIN FLOOR** seamlessly connects the kitchen, dining, and great room areas, creating a bright and welcoming environment for everyday living and entertaining.

The **KITCHEN** is equipped with a **GAS RANGE COOKTOP, HOOD FAN**, and a



LARGE ISLAND that provides both workspace and gathering space for family and friends. The GREAT ROOM features an ELECTRIC FIREPLACE FEATURE WALL, adding warmth and contemporary style to the home’s central living area.

Additional highlights include MODERN FINISHES, ample storage space, and thoughtful details throughout. The property’s location in PINE CREEK offers convenient access to parks, walking paths, schools, and major roadways, all while being surrounded by Calgary’s scenic southwest landscapes.

This is truly a WELL-ROUNDED HOME that combines design, comfort, and practicality – the perfect place to build lasting memories. Don't miss your chance to view - contact the Showhome today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268823    |
| Price          | \$799,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,305       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 31 Creekstone Green Sw |
| Subdivision | Pine Creek             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 6H6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer                                                                                                  |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Electric                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full                                                                                                                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 15                 |
| Zoning         | R-G                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.