

**323 Creekstone Hill SW**  
**Calgary, Alberta**

**MLS # A2143103**



**\$819,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Beautiful front-garage "Pineview" home model by NuVista Homes with a walkout basement in the private semi-estate and estate community of Hudson in Pine Creek in SW Calgary, surrounded by a natural reserve. This quick possession home includes many upgrades including a walkout basement, 9' foundation, large rear deck, gourmet kitchen with Samsung appliance package, tiled gas fireplace, LVP flooring throughout the main floor, painted wooden railing at the stairs, large triple pane windows, exposed aggregate driveway, and fiber cement siding with a modern "Prairie" exterior elevation. This home model features 3 generous sized bedrooms with a bonus room on the upper level, and a flex room on the main floor which can be used as an office or bedroom. Close to many amenities such as grocery stores, shopping, golf courses, walking trails, and much more. Photos are representative.