

**31 Creekside Grove SW  
Calgary, Alberta**

**MLS # A2184011**



**\$879,999**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Ceiling Lights, Ovens, Dishwashers, Built-in microwaves, Blinds, Curtains, A/C, fully furnished		

For more information, please click Brochure button. Welcome to your dream home in Pine Creek! This stunning, **FULLY FURNISHED** 2-storey home on a spacious 4,585 sq. ft. corner lot offers modern luxury and smart functionality—ideal for both families and investors. With 3+1 bedrooms, 3.5 bathrooms, and 1,784 sq. ft. of sun-filled living space, this home is designed for comfort and style. The open-concept main floor features bright, expansive windows that flood the space with natural light, creating a welcoming atmosphere. The living room boasts an electric fireplace, while the sleek kitchen offers high-end appliances, designer finishes, and a stunning island, perfect for cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and private 4-piece ensuite. The fully finished, legal basement suite adds incredible value with a spacious bedroom, full bathroom, and separate entrance—ideal for tenants or multi-generational families, offering immediate rental income. The fully finished legal basement suite adds 722 sq. ft. of living space, featuring a spacious bedroom, full bathroom, laundry, and private entrance. Currently tenant-occupied, it provides immediate rental income!!! Step outside to a beautifully landscaped backyard with a double deck—perfect for summer gatherings. An 80 sq. ft. shed provides additional storage, while the double attached garage and extra parking spaces offer convenience. Stay comfortable year-round with central air conditioning. Located in a family-friendly neighborhood close to schools, parks, shopping, and major roads, this home is move-in ready and comes fully furnished with stylish, modern furniture—saving you time and money. Whether you're seeking a beautiful family home or a turnkey investment property, this

corner-lot gem has it all! Don't miss this incredible opportunity!