

\$749,900 - 240 Creekstone Circle Sw, Calgary

MLS® #A2265523

\$749,900

4 Bedroom, 3.00 Bathroom, 2,229 sqft

Single Family on 0.08 Acres

Pine Creek, Calgary, Alberta

Introducing the Purcell 24 by Brookfield Residential - a remarkable new home situated on a conventional lot (not a zero lot line) offering over 2,200 sq. ft. of beautifully designed living space above grade, with an undeveloped basement and private side entrance, providing incredible flexibility for future development. Whether you're a growing family, an investor, or simply looking for a home that offers space and versatility, the Purcell 24 delivers exceptional value and timeless design. The main level features a bright, open-concept floor plan with 9' ceilings, a spacious living area, and a flex room / home office that can easily double as a guest suite. The gourmet kitchen is the centerpiece of the home - showcasing timeless shaker cabinetry, a gas cooktop, built-in oven & microwave, chimney hood fan, and a large central island with seating. A walk-through pantry connects the kitchen to the mudroom and garage entrance, offering everyday convenience and functional flow. The living room is anchored by a central gas fireplace and a wall of windows across the back of the home fill the space with natural light, while the adjacent dining area provides the perfect setting for family meals and entertaining guests. The west-facing backyard ensures a bright and open living space that is flooded with natural light all year round. Iron spindle railing leads to the upper level, where the central bonus room creates separation between the primary retreat and the secondary bedrooms, adding both privacy



and flexibility. The primary suite is complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a private water closet, soaker tub, and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the second floor. The undeveloped basement includes 9' foundation walls, bathroom, laundry and sink rough-ins along with a separate side entrance, offering the perfect opportunity for a future legal suite (subject to City of Calgary approval), home gym, or recreation area. With ample square footage and thoughtful design, the possibilities are endless. The west-facing backyard is the perfect outdoor space with a side yard on both sides of the property to maximize outdoor privacy. Backed by Brookfield Residential's comprehensive builder warranty and the Alberta New Home Warranty Program, you can purchase with complete confidence and peace of mind. With its spacious layout, flexible design, and move-in-ready craftsmanship, the Purcell 24 is the perfect combination of comfort, style, and long-term potential - a home designed to grow with you both inside and out. **Please note: Photos are of a previous model and exact finishes will vary. (id:6289)



Built in 2025

Essential Information

Listing #	A2265523
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,229
Acres	0.08
Year Built	2025
Type	Single Family



Sub-Type Freehold

Community Information

Address 240 Creekstone Circle Sw
Subdivision Pine Creek
City Calgary
Province Alberta
Postal Code T2X5M5

Amenities

Amenities Park, Playground, Schools, Shopping
Features Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2
Basement Separate entrance

Exterior

Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Charles



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Listing information last updated on October 21st, 2025 at 9:31am PDT