

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

MLS® #A2265523

\$749,900

4 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential 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.



Built in 2025

Essential Information

MLS® #	A2265523
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.08
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Creekstone Circle Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5M5

Amenities

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, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed October 19th, 2025

Days on Market 6

Zoning RG

Listing Details

Listing Office Charles

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.