

\$675,000 - 21306 Sheriff King Street Sw, Calgary

MLS® #A2245235

\$675,000

5 Bedroom, 5.00 Bathroom, 1,744 sqft
Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

This stunning duplex is a masterpiece of thoughtful design, offering 5 bedrooms (3 upstairs and 2 in the basement), 4.5 bathrooms, a main-floor office, and a fully legal 2-bedroom, 2-bathroom basement suite. The 'Cohen' model by Excel Homes features over 2,300 square feet of modern living space across three beautifully finished levels. Nestled in the sought-after community of Pine Creek, this move-in-ready home boasts a spacious backyard and a picturesque location directly across from a serene pond. The main floor is bathed in natural light, thanks to expansive west-facing windows, and offers an open-concept layout with soaring 9-foot ceilings. The stylish kitchen is equipped with full-height cabinetry, a large central island, a pantry, and stainless-steel appliances, including a French-door fridge, range, chimney-style hood fan, and built-in microwave. Adjacent to the kitchen, the main-floor office provides a quiet space for work and features direct access to the backyard. Upstairs, a central bonus room separates the luxurious primary suite from two additional bedrooms for added privacy. The primary suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. A full bathroom, laundry room, and two more spacious bedrooms complete the upper level. The legal basement suite is move-in ready and perfect for multi-generational living or rental income. It features its own mechanical system, a full



kitchen with a pantry, a living/dining area, 2 large bedrooms, 2 full bathrooms, and in-suite laundry. The backyard provides access to a double parking pad, ready for a detached garage, and the home is backed by a builder's warranty and the Alberta New Home Warranty for your peace of mind. This exceptional property combines modern design, functionality, and an unbeatable location, making it the perfect place to call home.

Built in 2024

Essential Information

MLS® #	A2245235
Price	\$675,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,744
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	21306 Sheriff King Street Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5G7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	5
Zoning	R-Gm

Listing Details

Listing Office	Real Broker
----------------	-------------

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.