

# \$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 | 11              |
| Zoning         | R-Gm            |

## Listing Details

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

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