



GRASSROOTS
REALTY GROUP

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242 Creekside Way SW
Calgary, Alberta

MLS # A2216267



\$974,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: TV Bracket, Built in primary closet organizers, deep freezer is negotiable

****OPEN HOUSE**** Saturday May 3rd and Sunday May 4th 1-4PM. Beautiful Walk-out Basement backing onto a pond and pathways located in the community of Sirocco. This two storey home features 3,406sqft of living space, a main floor with 9ft ceilings, vinyl plank flooring throughout. Open concept floorplan with a large living room with gas fireplace, gourmet kitchen with quartz countertops, stainless steel appliances including gas stove, built-in wall oven and microwave, full height cabinetry, walk-in pantry and an island with flush eating bar. Dining room with access to the deck and amazing views of a pond and walking paths. 2pc bathroom and a good size mudroom with access to an oversized double garage. The upper level features a huge primary bedroom with views of the pond, a large walk-in closet complete with built-in closet organizers and a 5pc ensuite bathroom with 10mm glass and tiled shower with a bench, double sinks with quartz countertops and soaker tub. Two other great sized bedrooms, a full 4pc bathroom with quartz counters and enough room for multiple people able to use at the same time. A central bonus with tray ceilings and upper floor laundry room with sink and storage. The walk-out basement is fully finished with a large family/recreation room, fourth bedroom and 4pc bathroom. Other features include exposed aggregate driveway, lower rear concrete patio, upgraded staircase railing with metal spindles, black out blinds in the bedrooms, upgraded 10lb underlay and plenty of windows throughout bringing in great natural light. This home is in great shape and shows the pride of ownership. Don't miss out on this opportunity. Make your private showing today.