



GRASSROOTS
REALTY GROUP

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335 Creekside Way SW
Calgary, Alberta

MLS # A2244221



\$780,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Your New Home in Pine Creek, Calgary! This beautiful 3-bedroom, 2.5-bathroom home backs onto a tranquil park in the vibrant and growing community of Pine Creek—a neighborhood thoughtfully designed around green spaces and the stunning Sirocco Golf Course, which winds its way through the community. Inside, the main floor welcomes you with a blend of luxury vinyl plank, tile, and soft carpet, offering both style and comfort. The modern kitchen is outfitted with Whirlpool stainless steel appliances, perfect for everyday living and entertaining. A Whirlpool washer and dryer are also included in the convenient laundry area. Upstairs, enjoy three spacious bedrooms with carpet throughout, including a bright and airy primary suite with private ensuite and walk-in closet. The unfinished basement provides excellent potential for future development—tailor it to your needs with extra living space, a home gym, or a rec room. The fenced backyard opens directly onto park space, offering added privacy and a peaceful view. While the front yard is unlandscaped, it's a blank canvas for you to design your ideal curb appeal. Located just minutes from local shops, and walking trails, and surrounded by natural beauty and the Sirocco Golf Course, this home offers the perfect balance of convenience, recreation, and future potential.