



GRASSROOTS
REALTY GROUP

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105 Creekside Way SW
Calgary, Alberta

MLS # A2257749



\$759,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: None

Warm Welcome to this beautifully designed home in the quiet and elevated community of Sirocco in Pine Creek, complete with a ridge overlooking the Sirocco Golf Club - very close for the golf lovers! This home situated on a sunny, conventional lot with an ideal south-facing backyard offers you plenty of natural light all year long. From the moment you arrive, the spacious foyer will surprise you with its wide space. The exquisite open-concept main floor features high-end finishes, including granite countertops, stainless steel appliances, custom cabinetry, and a central island perfect for entertaining family and friends. The spacious living and dining areas are bathed in natural sunlight creating a warm and inviting atmosphere year-round. Upstairs, you'll find a bright bonus room perfect for family movie nights, a play area, or a home office, as well as three oversized bright bedrooms, each with its own walk-in closet. The primary suite offers a peaceful retreat with ample space, a luxurious ensuite with dual sinks, a soaker tub, a walk-in shower, and a large walk-in closet. Beautiful rear deck in the fully fenced backyard will soak you in optimal sunshine -perfect for relaxation throughout the summer. A separate side entrance leads to the unfinished basement, offering an incredible opportunity for future development for a legal suite, a home gym, or multi-generational living space. The basement layout provides flexibility to accommodate the needs as the family grows or add value as an investment. This house is more than just a home. It's a smart move for your future. Additional highlights include a double attached garage, driveway parking, and a location that is laced with pathways connecting homes to four parks and a storm pond offering quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. It's. A perfect

blend of quality, functionality—don’t miss this exceptional opportunity in one of Calgary’s most desirable new communities.