



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

92 Creekside Drive SW
Calgary, Alberta

MLS # A2261118



\$509,000

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,504 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Finished, Partial	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Discover modern comfort and style in this beautifully designed three-storey townhome with a basement den in the highly sought-after community of Sirocco. Offering 3 bedrooms, 2.5 bathrooms, and a single attached garage, this home combines functionality with refined design, creating a space that's as versatile as it is welcoming. With a smartly planned layout and a dark interior palette, this home features just the right mix of warmth and sophistication. The main floor's ceilings and open-concept design provide an airy feel, while luxury vinyl plank flooring adds both durability and contemporary appeal. The kitchen is a true standout, offering slab-style cabinets with "uppers, soft-close drawers and doors, quartz countertops, and a sleek tile backsplash. A contemporary lighting package—already preselected—enhances the stylish finishes, ensuring a seamless look from the day you move in. Upstairs, you'll find three spacious bedrooms, including a private primary retreat with a beautifully appointed ensuite. The two additional bedrooms are well-sized for children, guests, or a home office, while a full main bath ensures convenience for the entire household. Warm grey carpet with a thick 8lb underlay adds comfort to the stairs, bedrooms, and upper hallway, while "ceilings maintain a bright and open feel. Bathrooms are finished with quartz counters, tile backsplashes, chrome faucets, and high-efficiency toilets, combining everyday function with timeless design. The basement den provides valuable extra living space, perfect for a quiet home office, hobby area, workout space, or media room. This flexible level makes it easy to adapt the home to your lifestyle needs—whether you're entertaining, working from home, or simply seeking a place to unwind. Practical design touches

such as knockdown ceilings, thoughtful finish selections, and a single attached garage add to the overall livability. Every detail has been chosen to create a home that balances style with everyday convenience. Living in Sirocco means enjoying more than just a beautiful home. The community is rich with amenities including parks, pathways, playgrounds, and a central community pond. For golf enthusiasts, there are nearby semi-private courses, while shopping and dining options in Shawnessy and Legacy are just minutes away. With quick access to Macleod Trail, commuting into the city or heading out for weekend getaways is effortless. This 3-bedroom, 2.5-bathroom townhome with a basement den in Sirocco is the perfect choice for families, professionals, or anyone looking to combine modern living with community charm. With a bold dark palette, quality finishes, and a versatile three-storey design, these homes offer exceptional value in one of Calgary's most exciting new neighbourhoods.