



**605, 30 Creekside Villas
Calgary, Alberta**

MLS # A2262562



\$470,295

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,360 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Storage		

Inclusions: NONE

*Inquire on other available floorplans** Private showhome available for viewings. The Juniper is thoughtfully designed to deliver the perfect balance of comfort, style, and everyday convenience. This well-appointed townhome features 2 bedrooms, 2.5 bathrooms, and a single oversized garage with abundant storage, built to fit your lifestyle. Inside, you’ll find elegant quartz countertops, luxury LVP flooring, fully height kitchen cabinets, the convenience of second-floor laundry, and a private balcony with additional storage. Personalize your space by choosing from our curated designer mood boards, with a selection of standard and upgraded finishes to truly make it your own. Living in Sirocco is about staying connected to everything you love. Enjoy quick access to major routes like Macleod Trail, making commuting and weekend getaways effortless. Shopping, dining, and everyday services in Shawnessy, Walden, and Legacy are just minutes away. Golf enthusiasts will appreciate nearby Sirocco Golf Club and other semi-private courses, while equestrian fans are a short drive from world-renowned Spruce Meadows. Right outside your door, the community offers parks, pathways, playgrounds, and a scenic central pond – perfect for relaxing close to home. Whether you’re shopping, golfing, exploring, or unwinding, Sirocco blends everyday convenience with a welcoming, amenity-rich lifestyle. Pre-construction opportunity, chose your own finishing touches. Images in this listing are a combination of virtual renderings and photographs from a similar completed Morrison Homes project featuring the Cypress model with the Mist finishing package.