



GRASSROOTS
REALTY GROUP

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

15 Creekside Grove SW Calgary, Alberta

MLS # A2266421



\$707,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Blinds

WELCOME to 15 Creekside Grove SW! This fabulous family home is just under 2000sq ft with a double front garage and is situated on a landscaped and fenced conventional lot (NOT zero lot line) with a paved back lane for extra privacy and access! Complete with an open front den/office space, convenient walk through pantry to the kitchen with tasteful and inviting interior selections and an excellent layout, all it's missing is YOU! There's lots of room to host on the main floor as the flow is perfection with loads of natural light and an electric fireplace for added ambiance! The half bath has a tiled feature wall and the kitchen has stylish picket backsplash and beautiful quartz counters. All appliances will be included (not as currently shown but they will be swapped for BLACK STAINLESS from a previous showhome {never used} and will be installed with serial numbers provided). Upstairs has a large loft style bonus room, great for play plus a spacious and convenient upper laundry room complete with washer and dryer. Primary bedroom has a 5 piece ensuite (dual sinks, soaker tub, large tile and glass shower). All bedrooms are great sizes and have WALK IN CLOSETS! Enjoy the ease and comforts of a newer home without the wait of having to finish the yard, fence or window coverings. Sirocco in Pine Creek is a quiet, elevated community, complete with a ridge overlooking the Sirocco Golf Club - very close for the golf lovers! It's laced with pathways connecting homes to four parks and a storm pond. While still close to conveniences of shopping, roadways and transit, Sirocco is built within a peaceful and natural environment.