



GRASSROOTS
REALTY GROUP

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186 Creekside Manor SW
Calgary, Alberta

MLS # A2272147



\$626,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this stylish Morrison Homes spec property located in the beautiful community of Sirocco in Pine Creek, SW Calgary. The main floor offers a functional layout with an enclosed den perfect for a home office, a bright living room, luxury vinyl plank flooring, pot lights, a walk-in pantry, and a well-appointed kitchen featuring quartz countertops throughout and a modern island ideal for meal prep and gathering. A convenient 2-piece bathroom completes the main level. Upstairs, a spacious bonus room provides an additional living area separating the three bedrooms. The upper level also includes a dedicated laundry area for added convenience. The primary bedroom features its own 3-piece ensuite with a standalone tiled walk-in shower, while the remaining two bedrooms are served by a comfortable 4-piece bathroom. The basement is currently undeveloped, offering a blank canvas for your own customization. This home also includes a separate entrance, basement suite rough-ins offering excellent potential for a future suite development (A secondary suite would be subject to approval and permitting by the city/municipality). With thoughtful design, quality finishing, and room to grow, this property delivers exceptional value in one of Calgary's rapidly developing SW communities.