



GRASSROOTS
REALTY GROUP

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

32 Creekside Rise SW
Calgary, Alberta

MLS # A2272383



\$539,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 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, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

DUPLEX MEANS COMPROMISE? NOT HERE. This west-facing home rewrites the rulebook—designed to feel detached in all the ways that count. The curb appeal lands first: a **FULL-WIDTH FRONT PORCH**, balanced architecture, and the kind of proportions that make you pause before realizing it’s technically attached. Inside, 1,492 square feet unfold with intention. The main floor keeps flow and function equal—9’ CEILINGS, a 50” **ELECTRIC FIREPLACE** with a built-in TV niche, and living/dining zones that stay connected without feeling crowded. The kitchen earns its keep with **QUARTZ COUNTERS**, **FULL-HEIGHT CABINETRY**, and a **SILGRANIT UNDERMOUNT SINK**. Gas rough-ins are already in place for both the range and the barbecue, while the installed electric appliances keep move-in simple. Upstairs, the primary bedroom stands out thanks to its windowed walk-in closet—a natural-light perk you rarely see at this price point. The ensuite brings a clean, modern feel with its tile-and-glass shower, creating a quiet little retreat at the end of the day. Two additional bedrooms offer flexibility for kids, guests, or home office needs, and laundry is right where you want it—steps from the closets, not a flight of stairs away. Downstairs, the **SUNSHINE BASEMENT** comes ready for whatever’s next: 9’ foundation walls, **SEPARATE SIDE ENTRY**, 200-amp panel, rough-ins for laundry as well as a wet bar, and an **UPGRADED 80-GALLON HOT-WATER TANK** are already waiting. Outside, an **EAST-FACING RAISED REAR DECK** with stairs down to grade catches the morning light, and a 20’x20’ parking pad leaves room for a future garage. Set in Sirocco at Pine Creek, this southwest pocket blends foothills scenery with modern convenience. **MINUTES FROM ESTABLISHED AMENITIES** and bordered by the **PINE**

CREEK VALLEY and SIROCCO GOLF CLUB, it's a community that already feels grounded but still has room to grow. Wide streets, calm architecture, and future walkable links to parks and shops keep the tone elevated yet approachable—a place designed for long-term comfort, not short-term trends. The paint is dry, the lights are on, and POSSESSION IS IMMEDIATE. Come see how this half-duplex lives larger than its label—proof that “attached” doesn't have to mean “average.” • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.