



**105 Creekside Way SW
Calgary, Alberta**

MLS # A2276832

\$779,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home		
Inclusions:	None		

Warm Welcome to this beautifully designed home in the quiet and elevated community of Sirocco in Pine Creek, complete with a ridge overlooking the Sirocco Golf Club - very close for the golf lovers! This home situated on a sunny, conventional lot with an ideal south-facing backyard offers you plenty of natural light all year long. From the moment you arrive, the spacious foyer will surprise you with its wide space. The exquisite open-concept main floor features high-end finishes, including granite countertops, stainless steel appliances, custom cabinetry, and a central island perfect for entertaining family and friends. The spacious living and dining areas are bathed in natural sunlight creating a warm and inviting atmosphere year-round. Upstairs, you'll find a bright bonus room perfect for family movie nights, a play area, or a home office, as well as three oversized bright bedrooms, each with its own walk-in closet. The primary suite offers a peaceful retreat with ample space, a luxurious ensuite with dual sinks, a soaker tub, a walk-in shower, and a large walk-in closet. Beautiful rear deck in the fully fenced backyard will soak you in optimal sunshine -perfect for relaxation throughout the summer. A separate side entrance leads to the basement, offering an incredible opportunity for future development for a legal suite. This house is more than just a home. It's a smart move for your future. Additional highlights include a double attached garage, driveway parking, and a location that is laced with pathways connecting homes to four parks and a storm pond offering quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. It's. A perfect blend of quality, functionality—don't miss this exceptional opportunity in one of Calgary's most desirable new communities.