



GRASSROOTS
REALTY GROUP

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63 Creekside Path SW
Calgary, Alberta

MLS # A2279480



\$869,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,567 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	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:	Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS IS THE FLOOR PLAN YOU CHOOSE – The Yorkshire at 63 Creekside Path is wide, deliberate, and refreshingly different. On the main floor, the kitchen is built for use - The WATERFALL QUARTZ ISLAND earns its place as the command centre, backed by FULL-HEIGHT CABINETRY and DUAL PANTRY CABINETS that keep counters clear without trying. A 5-BURNER GAS COOKTOP and CHIMNEY HOOD handle real cooking, while the integrated wall oven and microwave stack keep the space clean and intuitive. The upgraded 3 PANEL PATIO DOOR pulls light across the dining area and makes the deck feel like part of everyday life, not a seasonal accessory. The main floor layout offers that open concept vibe that brings in natural light and ambience, while the configuration still offers plenty of space for each area to have its own unique zone. Function and style become the top priorities with a spacious front entry, a pantry & mudroom walkthrough to the garage, and everything you need in the right place. Upstairs gets the layout right. FOUR BEDROOMS cluster around a CENTRAL BONUS ROOM that works as a true hub. The primary bedroom is positioned as its own zone—connected, but clearly protected, with an ensuite that finishes things properly: soaker tub under the window, dual sinks for peaceful mornings, and an upgraded tiled shower with bench that feels intentional. Three well proportioned secondary bedrooms keep the floor flexible for kids, guests, or work from home needs, and the upper laundry with cabinetry and sink - removes one more daily negotiation from the routine. And then there's the garage—the rare win. A 3 CAR TANDEM layout with extra length finally settles the parking versus storage argument. Vehicles, bikes, bins, tools… it all fits without creative gymnastics. Set in Sirocco at

Pine Creek, with PATHWAYS through the coulees, the GOLF COURSE NEARBY, this is a community that's settling in—while access to Macleod, Stoney, and 22X keeps the city within easy reach. This isn't about more house. It's about a house that finally keeps up. Book a showing—you'll be glad you saw this one in person.