

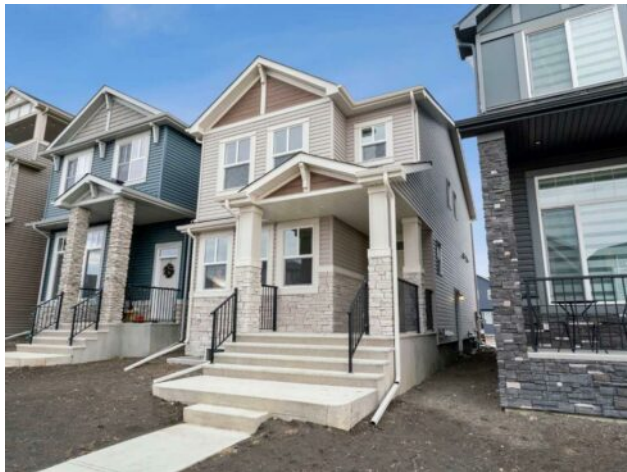


**GRASSROOTS**  
REALTY GROUP

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## 17 Creekview Manor SW Calgary, Alberta

**MLS # A2284416**



# \$659,900

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** \$9, 600.00 Appliance allowance to be used through the Builder Supplier.

Welcome to 17 Creekview Manor SW! This brand new build by award-winning builder Cedarglen Homes has it all. With timeless curb appeal and a concrete front veranda perfect for morning coffee or evening chats, this home makes a warm first impression that lasts. Inside, the thoughtful layout unfolds with clean lines and bright finishes that let the natural light shine. The main floor flows beautifully with an open-concept layout where the great room, dining nook, and kitchen connect with ease. QUARTZ countertops pair with full-height cabinetry to create a refined and welcoming kitchen that's as functional as it is beautiful. You'll receive a \$9600 appliance allowance to select all of your desired appliances from the builder's supplier! The dining area is spacious and makes the perfect spot for those who love to host. A 2 pc powder room can also be found on the main level and the mudroom bench adds a practical touch just off the back entry. Step outside to the completed deck with stairs down to a spacious yard and 20'x20' gravel parking pad - ready for future garage plans. Upstairs, the layout is designed with real life in mind. The spacious primary bedroom features a large closet and private ENSUITE (offering double sinks, quartz counters & walk-in shower), while two additional bedrooms and a full bathroom offer room to grow. UPPER FLOOR LAUNDRY is tucked thoughtfully between the bedrooms and connects to the primary walk in closet for added convenience! Downstairs, the LEGAL 2-BEDROOM SUITE opens up endless possibilities. With its own SIDE ENTRANCE, full kitchen, laundry, and bathroom, this fully self-contained space is ideal for extended family, rental income, or a comfortable space for guests. Whether you live in it, rent it, or host loved ones, this suite is move-in ready and full of opportunity. Throughout the home, the interior feels

elevated with warm LUXURY VINYL PLANK flooring, beautiful tile selections and earthy, terrazzo-inspired stone in the bathrooms. This home has a fresh, calming atmosphere that feels both modern and timeless. Set in the desirable Creekview community in Calgary's southwest, you're surrounded by natural beauty, future schools, and walking paths that invite a connected, outdoor lifestyle. It's a place where neighbours become friends and where daily life feels a little easier. This home is MOVE-IN READY and offers exceptional value with thoughtful upgrades and lasting flexibility. Come see how it fits your story.