



**42 Creekside Avenue SW
Calgary, Alberta**

MLS # A2285114



\$1,050,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,568 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)

Inclusions: None

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 3,600+ SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | FULLY DEVELOPED BASEMENT | CORNER LOT | Welcome to this stunning Trico-built former showhome located in the sought-after community of Sirocco at Pine Creek, offering over 3,600 sqft of beautifully finished living space with 4 bedrooms and 3.5 bathrooms. Situated on a corner lot, this home is loaded with high-end upgrades and thoughtfully designed for both everyday living and entertaining. As you enter the home, you are greeted by soaring 9-foot ceilings and rich white oak hardwood flooring that flows throughout the main level. The bright and inviting living room features a gas fireplace and elegant decorative wall paneling, creating a warm and refined space to gather. Just off the foyer, a versatile flex room with a glass barn door and striking stone feature wall provides the perfect space for a home office or formal dining room. The heart of the home is the designer kitchen, showcasing white oak cabinetry with integrated appliances, including a hidden fridge and dishwasher, high-end gas range, built-in microwave, and a statement backsplash. Quartz countertops with rounded edges, a large island with waterfall edge and flush eating bar, and full-height cabinetry with crown moulding complete this stunning space. The adjacent dining area opens onto the rear deck and fully fenced landscaped backyard with a stone patio and built-in fire pit - the perfect place for entertaining. A walkthrough butler's pantry leads to the mudroom with built-in lockers and convenient access to the double attached garage. Upstairs, you'll find a spacious bonus room with tray ceilings and large windows, along with a convenient study nook. The luxurious primary retreat features a statement stone feature wall, a large walk-in closet

with direct access to the laundry room, and a spa-inspired 5-piece ensuite with dual vanities, soaker tub, and a glass shower with bench. Two additional bedrooms, each with their own walk-in closet, and a full 4-piece bathroom complete this level. The fully developed basement with 9-foot ceilings offers even more living space, including a large recreation room with play area, a fourth bedroom, and a full bathroom, making it ideal for guests or a growing family. Additional upgrades include central air conditioning, built-in sound system on the main floor and basement, CAT5 wiring, electronic blinds, and sump pump. Located close to parks, playgrounds, and pathways, Sirocco Golf Course, and Spruce Meadows. This exceptional home offers luxury, space, and functionality in one of Calgary's newest and most desirable communities. Book your showing today!