



**35 Creekside Rise SW
Calgary, Alberta**

MLS # A2289222



\$830,421

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This beautifully upgraded 2025 home showcases an executive kitchen with built-in stainless steel appliances, gas cooktop, fridge with water and ice, pendant lighting above the island, waterfall edge, and walk-through pantry. The 5-piece ensuite features a tiled shower and soaker tub, with bank of drawers in both the ensuite and main bath. Enjoy a side entrance, 9' basement ceiling, mudroom bench with coat hooks, gas fireplace with mantle and tile, paint grade railing with iron spindles, vaulted bonus room with wall detail, LVP throughout the main floor, tile in bathrooms and laundry, quartz countertops with undermount sinks, triple pane windows, and additional windows throughout. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.