



**96 Creekside Rise SW
Calgary, Alberta**

MLS # A2289488



\$559,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,628 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, 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:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Sirocco at Pine Creek is ONE OF THOSE SOUTHWEST COMMUNITIES THAT FEELS LIKE YOU'RE SLIGHTLY REMOVED FROM THE NOISE — perched near Sirocco Golf Club, threaded with pathways, and still close enough to Shawnessy and major routes that daily life stays easy. It's calm without being isolated. And that balance matters. Now let's talk about THE HOUSE. This MOVE-IN READY Leonard offers 1,628 square feet, three bedrooms, 2.5 baths, and a layout that actually understands how people live. There's a POCKET OFFICE ON THE MAIN FLOOR — not an afterthought, not a desk squeezed into a hallway — but a real, defined workspace that keeps your dining table from becoming mission control. The kitchen delivers the upgrades you want upfront: QUARTZ COUNTERTOPS, 48" UPPER CABINETS, A CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and cabinetry that stretches with intention. The living room is anchored by a clean 50" ELECTRIC FIREPLACE FEATURE WALL, keeping the space modern and uncomplicated. Upstairs, a CENTRAL BONUS ROOM gives you flexibility — movie nights, a reading nook, a place for kids to orbit without taking over the entire house. Laundry is up where it belongs. No hauling baskets up and down stairs like it's 2003. And here's where this one gets strategic. The unfinished basement isn't just empty square footage — it's already built for what comes next. With 9-foot foundation walls, a separate side entrance, an 80-GALLON HOT WATER TANK, and PLUMBING ROUGH-INS IN PLACE for a future bathroom, laundry, and full kitchen setup (including sink and dishwasher), the groundwork is done. Large 5' x 2' egress windows at both the front and rear bring in

natural light, so if you decide to build out a secondary living area (subject to approvals and permitting), it won't feel like an afterthought — it will feel intentional. Out back, the rear deck gives you that everyday outdoor extension — morning coffee, late dinners, a bit of breathing room — while the rear gravel parking pad off the lane keeps things simple and functional, ready for whatever your next phase looks like. If you've been looking for your first home but thinking longer than five years ahead, this is the kind of property that grows with you instead of boxing you in. Go ahead and tell your agent you'd like to see this one in person.

- PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed at possession.