



GRASSROOTS
REALTY GROUP

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19 Creekview Common SW Calgary, Alberta

MLS # A2204603



\$650,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island		

Inclusions: None

Welcome to this brand new 3 BEDS 2 1/2 BATHS tow-story home in the new community of Pine Creek south west Calgary. Step into natural light-filled open-concept living room that flows into a chef's kitchen featuring an oversized island, perfect for meal prep and entertaining. The dinning room are is an extension of the kitchen with great views of natural reserve. A couple steps down the mudroom area which leads you to the back door to the deck area. From the mudroom you will have a door that leads to the basement and a side exterior door as a separate entrance to the basement. The basement of this property has a 10' ceiling which is very unique for development, a must see. Upstairs, the expansive primary bedroom is a true haven, complete with a luxurious ensuite and a good size walk-in closet. The upper floor also offers a laundry room a space for a small desk a full bath. This property sits on a good size lot, with a good size backyard and a 20X20 gravel pad for a future garage which back on a lane. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeys, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school.