

# \$578,600 - 70 Creekside Manor Sw, Calgary

MLS® #A2241305

**\$578,600**

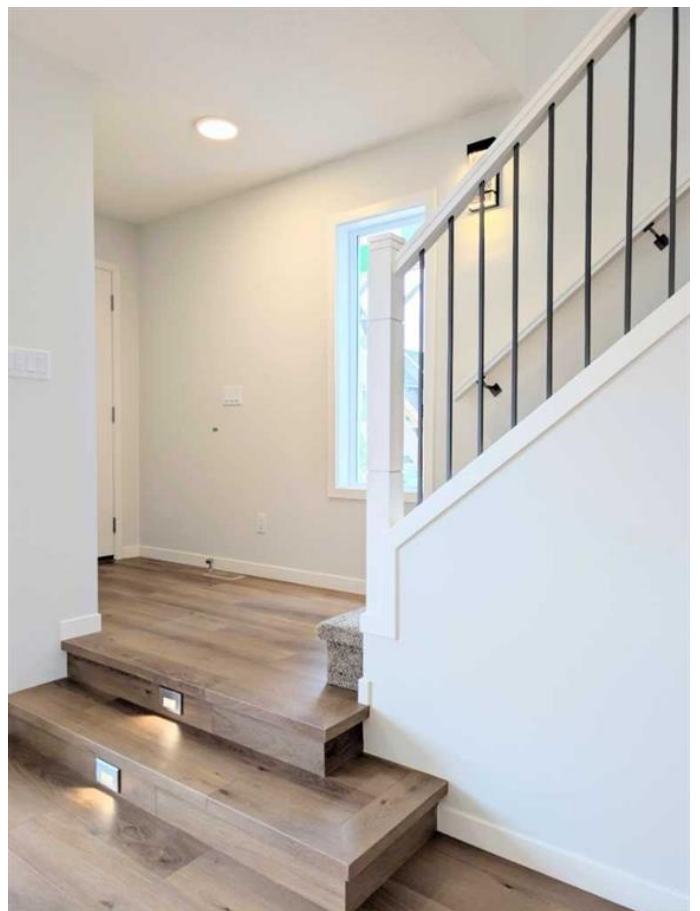
3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

OPEN HOUSE Saturday 31 August 1.30-3.00.

LOWER PRICE. Tastefully upgraded to showhome standards with numerous & sophisticated add-ons is this BRAND NEW 3 bedroom DETACHED home built by top-rated Morrison Homes on a quiet street in the Sirocco part of Pine Creek SW -- with easy access to all amenities and services via McLeod Trail and Stoney Trail. Numerous enlarged windows at the front and back, plus a couple of small ones on the side, brighten & highlight open concept living on the main floor starting from an elevated foyer with LIGHTED steps to a 9-ft high family room, large dining area, and ample-cabineted kitchen. Upgraded luxury vinyl plank flooring in these areas glides to the base of coffee-mocha cabinets topped with chocolate-swipe countertops, and FULL HEIGHT graphite upper cabinets reaching the textured ceiling. Further, a peninsula was added in the kitchen for more counter space and another chest of drawers. All stainless-steel appliances were also upgraded, even the dishwasher. Stairwell, with upgraded railing, to upstairs features windows at the base AND at the top to brighten the pathway. The 3 bedrooms upstairs are amplified by a spacious primary bedroom with a distinctive colour, walk-in closet introduced by a beloved BARN DOOR, and a full ensuite with window, upgraded tiles leading from countertop, to BEHIND the toilet(!), to around an upgraded glass-enclosed full-sized shower. The main bathroom features a full length mirror, quartz



countertop with banjo-arm over the toilet for more added space, and extra shelving; the cozy laundry room on the upper floor features LG stacked gun-metal gray machines and matching-colour shelving beside them. The 9-ft high basement with a separate entrance and TWO large windows offers your choices for development -- subject to city approval. Upgrades equal to \$30,000 over builder's base price. The large backyard gives you space to build a large deck, AND double garage. FYI. The back yard will soon be level & graded by the builder, and front yard will have sod/grass this summer. Under FULL new home warranty and available for a fast possession if need be, this beautiful home is a must see to appreciate the well-thought-out upgrades.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241305    |
| Price          | \$578,600   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 70 Creekside Manor Sw |
| Subdivision | Pine Creek            |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5S5 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Parking     |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting                        |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Silent Floor Joists |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 61              |
| Zoning         | R-G             |
| HOA Fees       | 1               |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



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