

\$719,000 - 97 Creekside Avenue Sw, Calgary

MLS® #A2085252

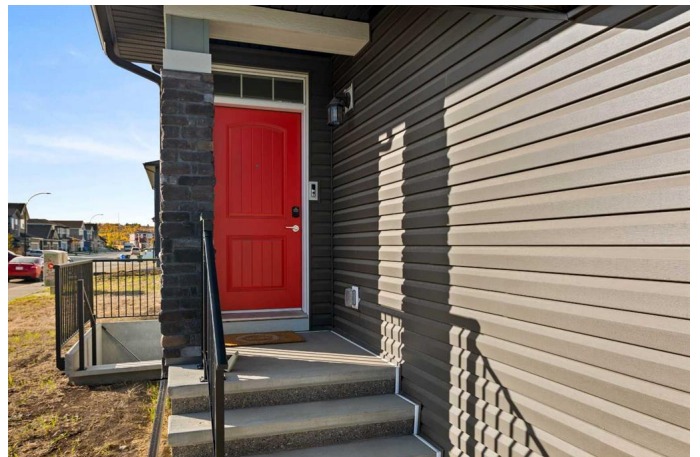
\$719,000

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.10 Acres

Pine Creek, Calgary, Alberta

Immediate possession possible! Welcome to this gem of an opportunity in the highly up and coming neighborhood of Scirocco in Pine Creek where youâ€™ll find larger lots. This practicallyÂ new (hardly lived in) beautifully designedÂ Morrison built home sits on an extra wide corner lot, â€œ42â€™ frontageâ€• providing ample space and a desirable location near greenspaces & walking paths.Â This home has modern sophistication with an open concept and functional floor plan, upgraded features, three bedrooms upstairs and 2.5 bathrooms. The bright and spacious foyer, with storage, leads you straight to the fresh and open livingÂ room featuring big windows overlooking the garden and a contemporary electric fireplace.Â This opens up to a modern kitchen with sleek white cabinetry, a center islandÂ with quartz countertops and a graniteÂ sink and Top-of-the-line stainless steel appliances, including a built-in microwave oven and convection range.Â In addition to a breakfast bar, there is a separateÂ diningÂ area with doors leading out to the deck and garden.Â Lastly on this main level you'll convenientlyÂ find a 2-piece guest bathroom and a mudroom leading to the attached double front facing garage.Â Moving upstairs, you'll find a generous size bonus room leading to the den/office with stylish barn door.Â A large primary bedroom with 5pieceÂ ensuite bathroom with dual sinks, separateÂ shower and oversize tub. On this level you will also



find two additional good-sized bedrooms, and a 4-piece bath with linen closet space. Going down to the lower level, for added convenience you'll find a laundry area. The basement is unfinished but offers so much potential and can be customized to the buyer's liking. Additionally, the home offers a SEPERATE SIDE entrance, for potential future basement development, making it perfect for expanding living space. *bed, tv and barstools are included. This neighborhood is located in SW Calgary with immaculate landscaping and walking trails in a peaceful setting, surrounded with views of foothills & Rocky Mountains. This is your chance to enjoy scenic country living within the city. Located just 4 mins away from Township shopping center & Fish Creek Park, Sirocco Golf Club, hospital, cinemas, Shawnessy Village Shopping Complex all within a 10-minute drive. Macleod Trail, Deerfoot Trail (QE II) & Stoney Trail are easily accessible, and make commuting easy. The real value is in all the builders' upgrades in a bigger corner lot, on a spacious street. A unique find even in newer communities. Embrace the opportunity to make this residence your own and book a showing today!

Built in 2021

Essential Information

MLS® #	A2085252
Price	\$719,000
Sold Price	\$708,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.10

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Creekside Avenue Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4B2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Glass Doors, Living Room
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	May 16th, 2024
Days on Market	224
Zoning	R-1s
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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