

\$649,900 - 1161 Creekside Boulevard Sw, Calgary

MLS® #A2104339

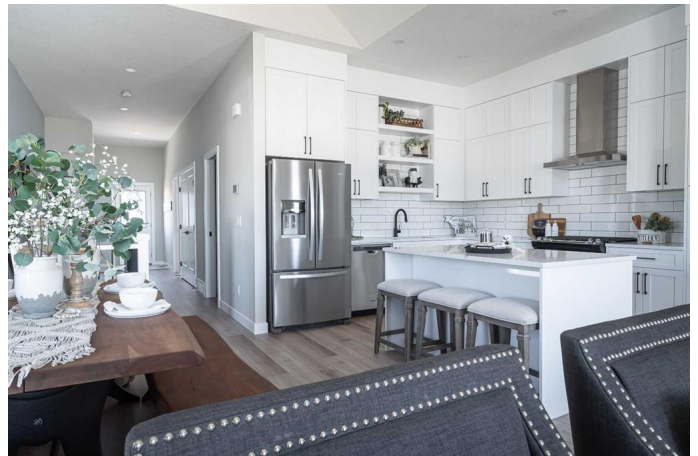
\$649,900

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

READY FOR OCCUPANCY! Welcome to SIROCCO, close to the Township shopping area! Fantastic opportunity for ONE LEVEL LIVING, in this 1000 +/- sq. ft. (BOMA) END UNIT townhouse bungalow c/w DOUBLE detached GARAGE, rear FENCED yard / low maintenance front LANDSCAPING and NO CONDO FEES! A Bright open main floor plan includes knock down stipple, OPEN CEILINGS, pot lights and TRANSOM WINDOWS. Livingroom includes electric FIREPLACE c/w STONE Facade, and interior RAILING for the stairs leading to finished lower level. Kitchen features FULL HEIGHT PAINT GRADE WHITE CABINETRY, large KITCHEN ISLAND, soft close doors / drawers, QUARTZ counter tops and upgraded stainless steel appliances which include CHIMNEY HOOD FAN / BUILT IN MICROWAVE. Master bedroom includes large 4-PIECE ENSUITE with fiber glass base / TILED WALL SHOWER, QUARTZ countertops, full width vanity mirror, all connected to a LARGE WALK IN CLOSET. Main floor laundry room and 2- piece bath completes the main floor with main LUXURY VINYL PLANK flooring.....The 900+/- sq. ft.(BOMA) fully finished basement features 2 good sized bedrooms, full 3-piece bathroom and a huge recreation room! Sustainable quality is evident with an HRV heat recovery ventilation, on demand TANKLESS HOT WATER paired with IBC Air Handler, LED lighting with Energy Star rated appliances (limited). Added features are a broom finish



cement PATIO, rear FENCED yard, premium QUIET WALL System, exterior CEMENT FIBER / premium vinyl siding and front BLACK framed windows. All this and the peace of mind with coverage from National New Home WARRANTY program!RMS measurements as per Builder Plans 941.97 sq. ft. main level. / 882.45 SQ FT lower level. Note: Furnished photos are of Showhome model.

Built in 2024

Essential Information

MLS® #	A2104339
Price	\$649,900
Sold Price	\$635,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	1161 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features Double Vanity, High Ceiling,
 Quartz Counters, Tankless H
 Appliances Dishwasher, Electric Range
 Hood, Refrigerator, Tankless
 Heating Forced Air, Natural Gas
 Cooling Rough-In
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Electric, Mantle, Stone
 Has Basement Yes
 Basement Finished, Full

Exterior

Exterior Features Private Yard
 Lot Description Back Lane, Low Maintenance
 Roof Asphalt Shingle
 Construction Cement Fiber Board, Concrete
 Frame
 Foundation Poured Concrete

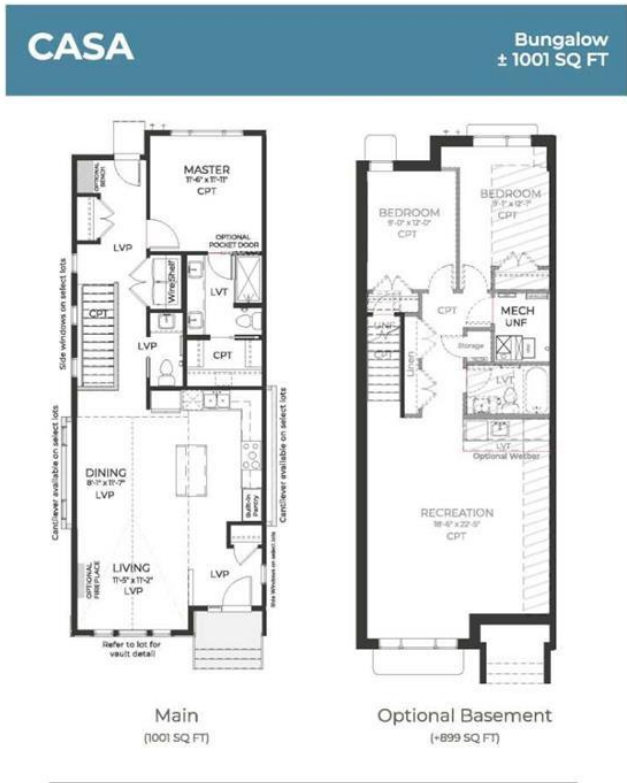
Additional Information

Date Listed January 30th, 2024
 Date Sold March 23rd, 2024
 Days on Market 53
 Zoning R-C
 HOA Fees 0.00

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



This floorplan represents one version of this home and all measurements are approximate. The square footage, measurements and layout may vary based on the community, building type, building and lot. In a continuing effort to improve its homes, Partners Development Group reserves the right to make any modifications or substitutions should it be necessary. All plans, options, dimensions, specifications, materials and drawings are subject to change without notice. SQ FT shown are using the BOMA standard (2001) updated July 24, 2023.