

\$599,900 - 839 Creekside Boulevard Sw, Calgary

MLS® #A2106423

\$599,900

3 Bedroom, 3.00 Bathroom, 1,632 sqft

Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

BRAND NEW 3 BED/2.5 BATH DUPLEX IN THE NEW WEST MCLEOD DEVELOPMENT. A great location in the Pine Creek neighbourhood of this well-designed community, with many amenities within walking distance. This CASCADE floor plan with 1631.65 sq ft home was built by SHANE HOMES and has a very functional design with upgraded quality finishes, neutral decor and is MOVE-IN ready. The south-facing front yard leads to a lovely front veranda and the home's main level. Featuring an open-concept floor plan with lots of natural light, high ceilings, easy-care LPV flooring, and a spacious living/dining area. A well-appointed kitchen will delight the chefs in the family with its SS appliances, large island/breakfast bar, quartz countertops, tile backsplash and very spacious walk-in pantry. Completing this level is a 2 PC bathroom tucked in near the back door. Upstairs, you'll find a central BONUS ROOM with a large primary bedroom, 3 PC ensuite bathroom and a walk-in closet to one side, and 2 additional bedrooms, a 4 PC bathroom and a laundry area on the other side. All bathrooms are finished with quartz countertops and tile flooring. You can even see the mountains from the primary bedroom window. The basement level offers a separate entrance, a secondary suite would be subject to approval and permitting by the city/municipality. Parking is available in the back, with laneway access, or in the front. Walking distance to future schools, shopping



and pathway trails, with quick access to other amenities and Mcleod and Stoney Trails. Ask your Realtor for the “West MacLeod brochure” for information on the many new and upcoming amenities for this area, including a recreational centre/library, C-train station and shopping, that makes this a highly desirable and convenient place to live. Check out the 3D tour, photos and floor plans and call for a viewing today!

Built in 2023

Essential Information

MLS® #	A2106423
Price	\$599,900
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	839 Creekside Boulevard Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5G9

Amenities

Parking Spaces	2
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Parking	Off Street
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Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 30th, 2024
Days on Market	47
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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