



**GRASSROOTS**  
REALTY GROUP

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**65 Creekside Passage SW**  
**Calgary, Alberta**

**MLS # A2279253**



**\$689,900**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully designed Morrison Homes Shetland I model, a modern and thoughtfully laid-out two-storey semi-attached home is located in the highly sought-after community of Sirocco at Pine Creek. Offering over 1,800 sq. ft. of developed living space above grade, this home perfectly combines contemporary style, functional design, and exceptional attention to detail, complete with a front-attached double garage and a smartly planned layout that effortlessly accommodates modern family life while providing ample space for entertaining, daily routines, and long-term living. The main floor showcases a bright, open-concept design anchored by light wood—finish luxury vinyl plank flooring, creating a warm and inviting atmosphere that flows seamlessly from room to room. The kitchen is a true centerpiece, featuring quartz countertops throughout, modern cabinetry, and a full suite of stainless steel appliances, offering both style and practicality for the modern home chef. The generous layout provides plenty of prep space, while the open dining and living areas are anchored by a feature TV wall with an electric fireplace, establishing a striking focal point that blends comfort, function, and modern elegance. A well-designed mudroom with built-in cabinetry and tiled flooring provides a convenient and organized transition from the garage, keeping daily essentials neatly stored and accessible. A stylish powder room on the main floor adds convenience for both family life and entertaining guests. Upstairs, the home continues to impress with three spacious bedrooms, including a private primary suite that offers a walk-in closet and a beautifully appointed ensuite bathroom with tiled flooring and a sleek stand-up glass shower, providing a spa-inspired retreat within the comfort of your home. A centrally located bonus room provides

additional versatile living space in the heart of the upper floor, perfect for a family media area, study, or playroom. Two additional bedrooms share a full bathroom, also finished with tiled floors for a cohesive and high-end feel throughout. The top-floor laundry enhances convenience, while soft carpeting throughout the upper level adds warmth and comfort to all bedrooms and living spaces. The unfinished basement is ready for future development, presenting a versatile blank canvas to create additional living space, recreation rooms, extra bedrooms, or a home office, allowing buyers to customize the home to perfectly suit their family's evolving lifestyle and needs. Situated in a vibrant southwest community with access to parks, walking and cycling pathways, schools, and future amenities, this home blends thoughtful design, high-quality finishes, and long-term flexibility. This home offers discerning buyers a contemporary, functional, and stylish home that combines immediate comfort with exceptional potential for expansion and personalization, making it an outstanding choice for families seeking quality.