



**48 Creekside Rise SW
Calgary, Alberta**

MLS # A2290713



\$544,900

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|------------------|-------------------------------------------------------------------------|---------------|------------------|
| Division: | Pine Creek | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,482 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Outside, Parking Pad, Unpaved | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot, Sloped | | |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

IMMEDIATE POSSESSION. NO CONDO FEES. No waiting. No board approvals. No "we'll circle back in six months." Just keys. This is the kind of first home you buy when you've decided you're done playing small. The main floor hits that sweet spot between polished and livable. QUARTZ SURFACES. A proper island, with a proper BREAKFAST BAR. Pantry storage that keeps life looking streamlined even when it isn't. A 50" ELECTRIC FIREPLACE for the cozy factor. Upstairs does what it's supposed to do — calm, private, dialed-in. The primary feels like a reset button at the end of the day. Laundry is exactly where it should be (near the bedrooms, not three flights down like a punishment). The secondary rooms flex easily — office, nursery, Peloton shrine, guest space for the friend who "just needs a week." And then there's the part most people don't think to ask about. An 80-GALLON HOT WATER TANK. Not the "someone showered before you, sorry" version. The long-shower, deep-soak, run-the-dishwasher-too kind. The basement is unfinished — on purpose — and already ROUGHED-IN FOR A FUTURE BATHROOM, LAUNDRY, AND EVEN A BAR SINK. There's a separate exterior entrance, which means when you're ready to level up the space, you're not starting from scratch. Media room. Gym. Extra living quarters. Your call. Your timeline. Your equity. Out back: lane access, a two-car parking pad, and a RAISED REAR DECK with a BBQ gas line because summer in Calgary is not a hobby — it's a season we take SERIOUSLY. It's low-maintenance, forward-thinking ownership in Sirocco — a growing southwest community designed with WIDE STREETS,

PATHWAYS, AND NEARBY GREENSPACE that make it easy to get outside and stay connected. With new amenities taking shape and QUICK ACCESS TO MAJOR ROUTES, it's a neighbourhood that feels established enough to live comfortably now — with real upside as it continues to build out. This isn't the "starter home you'll outgrow in two years." It's the first home that already knows where you're headed. If you've been waiting for a sign that it's time, THIS IS IT. Book a showing. Let's get you through that door. • PLEASE NOTE: Photos are of a DIFFERENT spec home of the same model – fit & finish may differ. Interior selections & floorplans shown in photos. Kitchen appliances are included & will be installed by possession.