



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

297 Creekside Drive SW
Calgary, Alberta

MLS # A2306236



\$530,000

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,624 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Welcome to the Cascade, a thoughtfully designed duplex built by Shane Homes in the SW community of Sirocco. Move in ready. this home features 3 bedrooms and 2.5 bathrooms with a functional layout designed for modern living. The open-concept main floor includes a spacious kitchen with a walk-in pantry and central island, flowing into the dining and living areas, ideal for everyday use and entertaining. A side entry and basement rough-ins provide flexibility for potential future development. Upstairs offers three well-sized bedrooms, a primary bedroom with walk-in closet and full ensuite, convenient upper-floor laundry, and a flex room that adds valuable additional living space. Photos are representative and are for illustrative purposes only