



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Creekside Manor SW
Calgary, Alberta

MLS # A2321164



\$558,888

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully maintained, like-new detached home offering 1,268 sq. ft. of thoughtfully designed living space. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home combines modern style with everyday functionality. The bright, open-concept main floor is perfect for both entertaining and daily living, with a seamless flow between the living, dining, and kitchen areas. The contemporary kitchen offers ample cabinetry, generous counter space, and plenty of room to gather with family and friends. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat complete with a private ensuite and ample closet space. Two additional bedrooms and a full bathroom provide flexibility for a growing family, guests, or a home office. The basement has tall ceilings and a very large window opening future development to suit your family's lifestyle. Perfectly positioned near the scenic Sirocco Golf Club, Creekview offers an exceptional blend of natural beauty and everyday convenience. Residents enjoy easy access to Township Shopping Centre in nearby Legacy, home to more than 50 shops, restaurants, and services, including Sobeys, Starbucks, COBS Bread, The Canadian Brewhouse, Winners, and much more. Designed with families in mind, the community includes a future school site near the entrance, making it easy for children to walk or bike to school. Creekview also features an abundance of parks, playgrounds, pathways, and sports fields, providing endless opportunities to stay active, connect with neighbours, and enjoy the outdoors.