



**48 Creekside Path SW
Calgary, Alberta**

MLS # A2323546



\$844,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

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

THIS IS A TRUE MOVE-UP HOME: 2,544 square feet, three generous bedrooms, a FULL-SIZED BONUS ROOM, an enclosed MAIN FLOOR FLEX ROOM and the kind of storage that prevents everyday life from taking over the house. Every bedroom gets a walk-in closet. The laundry room gets CABINETRY, COUNTER SPACE AND A SINK. The primary bedroom gets a LUXURIOUS FIVE-PIECE ENSUITE and a closet large enough to end the morning shuffle. Then there is the kitchen. Full-height two-tone cabinetry. BUILT-IN APPLIANCES. A 36-INCH GAS COOKTOP beneath a statement hood fan. Deep drawers where you actually need them. Under-cabinet lighting. Quartz across the counters, with a WATERFALL EDGE wrapping both ends of the island. It is polished, substantial and ready for everything from Tuesday-night dinner to a house full of people. The great room has its own showpiece: a FULL-HEIGHT FIREPLACE framed by a dramatic recessed arch, tapered detailing and vertical tile that carries the eye all the way to the NINE-FOOT CEILING. In the nook, the OVERSIZED THREE-PANEL PATIO DOOR puts the deck squarely in view, extending the energy of the kitchen and great room outdoors, while the MAIN-FLOOR FLEX ROOM at the front of the home gives work, homework or creative projects a door that closes. Sirocco is no afterthought either! FIVE KILOMETRES OF CONNECTED PATHWAYS, FOUR PARKS, landscaped green spaces and a storm pond give the community room to breathe, while the GOLF-COURSE SETTING brings a strong sense of place. Shawnessy's shops, restaurants and everyday services are ONLY MINUTES AWAY, so moving farther southwest does not mean stepping away from convenience. NINE-FOOT CEILINGS ON ALL THREE LEVELS, a separate side entrance, added basement

windows and a bathroom rough-in give the unfinished space SERIOUS FUTURE POTENTIAL. Add QUICK POSSESSION, and this one is not waiting for your someday plans. IT'S READY NOW—AND FOR WHAT'S NEXT. Phone your Realtor, and come see why this one deserves to move straight to the top of your list! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.