



**149 Creekside Street SW
Calgary, Alberta**

MLS # A2323700



\$724,350

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to 149 Creekside Street built by Sterling Homes Calgary! Beautiful Ava model home with west-facing backyard, side entrance, 9' basement ceiling, rear landing to backyard, and additional windows throughout. The stylish kitchen features stainless steel appliances, chimney hood fan, built-in microwave, quartz backsplash, pendant lighting, and a walk-in pantry with French doors and MDF shelving. Enjoy LVP throughout the main floor and upper common areas, quartz countertops with undermount sinks, electric fireplace with paint-grade mantel and tile below, paint-grade railing with iron spindles, vaulted bonus room, and upper laundry. Ensuite offers a 5-piece layout with soaker tub, tiled fiberglass shower, bank of drawers, door, and gold fixtures. Main bath includes dual sinks. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.