



GRASSROOTS
REALTY GROUP

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104 Creekside Rise SW
Calgary, Alberta

MLS # A2326343



\$539,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, 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)		

Inclusions: N/A

104 CREEKSIDE RISE SW IS NOT JUST MOVE-IN READY — IT IS FUTURE-READY. This quick-possession Alexis model in Sirocco at Pine Creek brings together the pieces buyers are looking for now: a warm, functional layout, thoughtful finish upgrades, and built-in flexibility for the years ahead. The FULL-WIDTH FRONT PORCH gives the home instant charm and a proper sense of arrival — the kind of detail that makes the exterior feel welcoming before you even step inside. The front lounge is anchored by a 50" ELECTRIC FIREPLACE with a built-in TV niche, creating a polished focal point for everyday living, movie nights, and cozy Calgary evenings. The kitchen brings together the finishes that matter: QUARTZ COUNTERS, 42" UPPER CABINETS, a CHIMNEY-STYLE HOOD FAN, BUILT-IN MICROWAVE, SILGRANIT UNDERMOUNT SINK, flush breakfast bar, and a gas line roughed-in for a future gas range. At the back of the home, the dining area opens to a 9' X 10' REAR DECK with a BBQ gas line, making summer dinners and weekend hosting feel easy from day one. Upstairs, the primary bedroom includes a private ensuite and an OVERSIZED WALK-IN CLOSET, giving the space a comfortable, well-planned feel. Two additional bedrooms, a full bath, and upper-floor laundry keep the second level practical and easy to live in. The basement is where the future-ready part really comes into focus: 9' FOUNDATION WALLS, SIDE ENTRY, 200 AMP electrical panel, 80-GALLON HOT WATER TANK, plus rough-ins for a future bathroom, laundry location, and bar sink. Whether your plans include extended family, hobbies, guests, storage, or simply more room to grow over time, the groundwork is already here. Sirocco at Pine Creek delivers that calmer southwest Calgary lifestyle buyers love — PATHWAYS,

OPEN SKIES, NATURAL SURROUNDINGS, and quick access to Township, Legacy, Shawnessy, Macleod Trail, and Stoney Trail. Quick possession, a strong finish package, smart basement planning, and a community with real momentum — this is a home that is ready for today and thinking ahead for tomorrow. • 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. Kitchen appliances are included, and will be installed prior to possession.