



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1066 Creekside Boulevard SW
Calgary, Alberta

MLS # A2329731



\$669,900

Division:	Pine Creek		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,023 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Telus Security System

Welcome to effortless bungalow living in the sought-after community of Pine Creek Sirocco—a beautifully designed end-unit townhouse offering the perfect blend of luxury, comfort, and low-maintenance living. From the moment you step inside, you'll appreciate the soaring vaulted ceilings and expansive windows that fill the home with natural light, creating an open, airy feel that's both inviting and elegant. At the heart of the home is a truly stunning kitchen, thoughtfully designed with crisp white cabinetry, stone countertops, stainless steel appliances, a spacious island, and exceptional storage. Whether you're preparing everyday meals or entertaining family and friends, this kitchen is sure to impress. The open-concept living and dining areas are designed for both relaxation and gathering. Cozy up beside the gas fireplace on cooler evenings or host holiday dinners in the generous dining space. Luxury vinyl plank flooring throughout the main level adds warmth, durability, and timeless style. The spacious primary retreat offers a peaceful escape with beautiful oversized windows, a walk-in closet, and a private ensuite. Downstairs, the fully developed basement provides incredible flexibility with two additional bedrooms, a full bathroom, and a large recreation area—ideal for overnight guests, hobbies, or movie nights with the grandkids. Outside, enjoy your own private south-facing backyard, perfect for morning coffee, gardening, or relaxing in the sunshine with your four-legged companion. As an end unit, you'll appreciate the added privacy and extra natural light, while the double attached garage offers convenience and plenty of room for vehicles, bikes, golf clubs, and outdoor gear. Perfectly situated near golf courses, Spruce Meadows, shopping, and easy departure to the mountains, Pine Creek Sirocco offers an active lifestyle with exciting future amenities,

including a new library and field house. This is the ideal home for those looking to simplify without sacrificing space, style, or the ability to entertain family and friends.