



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Creekside Rise SW
Calgary, Alberta

MLS # A2330696



\$909,306

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, 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		

Stunning corner lot home with side entrance, 9' basement ceiling, oversized garage, rear deck with glass railing and BBQ gas line rough-in, and added windows throughout. Enjoy LVP on the main floor, quartz countertops with undermount sinks, open-to-below design, electric fireplace with mantle and tile below, railing with iron spindles, vaulted ceiling in bonus room, and mudroom bench with coat rack and cubbies. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, pull-out waste bin, and walk-through pantry with French doors. Ensuite offers a 5-piece layout with soaker tub, fully tiled shower with bench, drawers, tile flooring, and black plumbing hardware. 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.