



GRASSROOTS
REALTY GROUP

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49 Creekside Avenue SW
Calgary, Alberta

MLS # A2336761



\$875,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,574 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher in Basement, All Alarm Equipment (alarm panel, 2 door sensors, 3 motions sensors, 2 carbon monoxide sensors)

6 BEDROOMS | 3.5 BATHROOMS | 2-STOREY | OVER 3,500 SQFT OF DEVELOPED LIVING SPACE | FULLY FINISHED BASEMENT | SOLAR PANELS | DOUBLE ATTACHED GARAGE | Welcome to this beautifully upgraded family home in Pine Creek, offering over 3,500 sqft of developed living space with 6 bedrooms, 3.5 bathrooms, a dedicated main floor office, upper bonus room, and a fully finished basement. Built by Sterling Homes with Built Green certification and used as a showhome until 2024, this thoughtfully designed home combines modern style, functionality, and energy-conscious features for today's growing family. The bright open-concept main floor features vinyl plank flooring, upgraded lighting, built-in speakers and an abundance of natural light. At the heart of the home, the executive kitchen offers quartz countertops, a large island, gas cooktop, pantry, built-in wine rack, and beverage fridge. The adjoining dining area flows seamlessly into the spacious living room, anchored by a gas fireplace with a striking full-height tile surround. A dedicated secured front office with decorative wall panelling provides the perfect work-from-home space, while the functional mudroom features a built-in coat rack and bench with direct access to the double attached garage. A 2-piece powder room completes the main level. Upstairs, the spacious bonus room features vaulted ceilings and provides an ideal second living area for the family. The impressive primary retreat also showcases vaulted ceilings, custom wall panelling, and a large walk-in closet with custom organizers. The spa-inspired 5-piece ensuite features dual sinks, a soaker tub, fully tiled shower with bench, and additional built-in drawer storage. Three additional bedrooms, each with custom closet organizers, are complemented by a generous 5-piece bathroom, directly accessible by one

of the bedrooms as well as a convenient upper-level laundry room. The fully finished basement significantly expands the living space with a large recreation room, wet bar, 2 additional bedrooms, a 3-piece bathroom, and storage, making it ideal for teenagers, guests, or extended family. Outside, enjoy a fenced backyard with rear deck, BBQ gas line, irrigation system, and exterior Gemstone lights. Additional upgrades include solar panels, central air conditioning, central vacuum, CAT 5 wiring, security cameras and alarm system, built-in sound throughout the home, and custom storage. Major mechanical updates include a newer furnace installed in 2024. Offering an exceptional combination of space, functionality, energy-efficient features, and thoughtful upgrades, this impressive Pine Creek home provides room for the entire family to live, work, and entertain in comfort. Enjoy a playground just minutes from your door in this growing community, along with easy access to Sirocco Golf Club, Fish Creek Park, Granary Road, Spruce Meadows, and the shopping and amenities of Shawnessy Village. Perfect as your next home or for a growing family. Book your showing today!