



GRASSROOTS
REALTY GROUP

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404 Creekside Drive SW
Calgary, Alberta

MLS # A2338384



\$517,900

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 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, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

QUICK POSSESSION GETS EVEN BETTER WHEN THE GOOD STUFF IS ALREADY INCLUDED. A separate side entry, 9' basement foundation, upgraded kitchen, full-height fireplace feature wall and substantial basement prep give 404 Creekside Drive SW a pretty compelling head start. Downstairs is where the future flexibility really shows up: SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS, 200-AMP SERVICE, TANKLESS HOT WATER, plus future laundry and sink rough-ins give the unfinished level far more potential from day one. Upstairs, the primary gets an upgraded 60" SHOWER WITH BUILT-IN SEAT, while laundry stays on the bedroom level. Then there's the kitchen, and this one came to play. 42" UPPER CABINETRY runs right to the ceiling, QUARTZ COUNTERS sharpen up the workspace, and the island incorporates a BUILT-IN MICROWAVE alongside a black undermount sink and matte-black faucet. A 600 CFM CHIMNEY HOOD and rich blue backsplash bring real personality to the working wall, while black pendant lighting finishes the island with some attitude. In the living room, a FULL-HEIGHT FIREPLACE FEATURE WALL gives the entire main floor a strong architectural anchor. Outside, both ends of the home pull their weight: a FULL-WIDTH PORCH out front, and a 20' x 20' gravel parking pad, 8'8" x 10' REAR DECK, and BBQ gas line rough-in out back. Lastly, Sirocco deserves its own moment — 5 KM OF CONNECTED PATHWAYS, four parks, a storm pond, ESTABLISHED PLAYGROUNDS and the SIROCCO GOLF CLUB woven into a southwest setting shaped by the foothills. Everyday shops and services are already here, with Macleod Trail and Stoney Trail keeping the rest of Calgary within easy reach. The upgrades are in. The groundwork is done. The keys are ready. COME SEE IT FOR

YOURSELF! • PLEASE NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Washer and dryer included on qualifying homes.