



GRASSROOTS
REALTY GROUP

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79 Creekside Rise SW
Calgary, Alberta

MLS # A2346255



\$799,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

FIVE BEDROOMS ABOVE GRADE CHANGES THE CONVERSATION & ESPECIALLY WHEN ONE OF THEM IS ON THE MAIN FLOOR! The Palliser at 79 Creekside Rise SW takes that flexibility further with a full 3-piece bath beside the main-floor bedroom, making the space equally convincing for guests, extended family, a private office or everyday living. The main level has been stretched where it matters. An extended kitchen/eating area opens through a nearly 9' wide three-panel patio door to a 12' x 8' WEST-FACING DECK, while the great room is anchored by a 50" ELECTRIC FIREPLACE with a custom tiered drywall feature and stained maple surround. The kitchen gets the full treatment: 48" stained-maple uppers, quartz, under-cabinet lighting, a BLACK SILGRANIT SINK, GAS COOKTOP, BUILT-IN WALL OVEN AND MICROWAVE, chimney hood fan and an extra pantry shelf. Eight-foot main-floor doors and upgraded open railing add another layer of architectural detail. Upstairs, FOUR MORE BEDROOMS wrap around a CENTRAL BONUS ROOM, with laundry conveniently located nearby. The master bedroom includes a 5-piece ensuite with dual sink vanity, TILED SHOWER WITH BENCH, and a 60" X 36" SOAKER TUB on a tiled deck. The unfinished basement has already been given serious thought: 9' foundation walls, separate side entry, TWO EGRESS-SIZED WINDOWS, 200-amp service, laundry rough-in, bathroom rough-in and sink drain rough-in. Add the 21' x 20' double attached garage and traditional west-backing lot, and there is a surprising amount already waiting for you. SIROCCO AT PINE CREEK is built around its natural setting, with 5 KM OF CONNECTED PATHWAYS winding through the community, FOUR LANDSCAPED PARK AREAS, a storm pond and an environmental reserve, all set along an elevated ridge

overlooking Sirocco Golf Club. Everyday convenience is close too, with shops and services within the community and easy access to Shawnessy, Spruce Meadows, Granary Road and major routes across south Calgary. WITH FALL POSSESSION APPROACHING, YOU MAY WANT TO START PLANNING YOUR MOVE NOW. • PLEASE NOTE: Photos are of a DIFFERENT spec home of a SIMILAR model – fit and finish may differ. Interior selections and floorplans shown in photos.