



GRASSROOTS
REALTY GROUP

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297 Creekside Drive SW
Calgary, Alberta

MLS # A2347030

\$540,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Cascade, a thoughtfully designed duplex built by Shane Homes in the SW community of Sirocco. Move in ready. this home features 3 bedrooms and 2.5 bathrooms with a functional layout designed for modern living. The open-concept main floor includes a spacious kitchen with a walk-in pantry and central island, flowing into the dining and living areas, ideal for everyday use and entertaining. A side entry and basement rough-ins provide flexibility for potential future development. Upstairs offers three well-sized bedrooms, a primary bedroom with walk-in closet and full ensuite, convenient upper-floor laundry, and a flex room that adds valuable additional living space. Photos are representative and are for illustrative purposes only