



GRASSROOTS
REALTY GROUP

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35 Creekside Rise SW
Calgary, Alberta

MLS # A2347964



\$774,245

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

A vaulted bonus room, an executive kitchen and a separate side entrance give this 2025 Sterling Homes property space and flexibility for everyday life. The main floor features luxury vinyl plank flooring, a gas fireplace with a tile surround and mantel, and additional windows that bring in natural light. The kitchen centres on a waterfall-edge island and includes quartz countertops, built-in stainless steel appliances, a gas cooktop, and a refrigerator with water and ice. A walk-through pantry connects the kitchen to the mudroom, where a built-in bench and coat hooks keep daily routines organized. Upstairs, the vaulted bonus room offers a second living area with decorative wall detailing. The 5-piece ensuite includes a soaker tub, tiled shower and extra drawer storage. The main bathroom also has added drawers, while quartz countertops, undermount sinks and tile flooring carry through the bathrooms and laundry room. A separate side entrance and 9-foot basement ceilings add options for future use of the lower level. Built Green certified, the home includes triple-pane windows, a high-efficiency furnace, blower-door testing, a solar chase for future installation and an electric-vehicle charger rough-in. A programmable thermostat, Ring video doorbell, smart front-door lock, smart and motion-activated switches, and an Amazon Alexa touchscreen hub round out the home's connected features.