



GRASSROOTS
REALTY GROUP

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251 Creekside Way SW
Calgary, Alberta

MLS # A2349186



\$875,000

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Landscaped, Low Maintenance Landscape, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Refrigerator (Basement), Dishwasher (Basement), Microwave Hood-Fan (Basement), Electric Stove (Basement), Washer (Basement), Dryer (Basement)

Welcome to 251 Creekside Way SW, an EAST-FACING home on a desirable 38-FOOT-WIDE TRADITIONAL LOT in Sirocco at Pine Creek. Offering approximately 2,059 SQ. FT. ABOVE GRADE, 4 bedrooms, 3.5 bathrooms, a FULLY DEVELOPED LEGAL BASEMENT SUITE, and an OVERSIZED ATTACHED GARAGE, this home combines comfortable family living with excellent rental potential. A welcoming foyer leads into a thoughtfully designed main floor. The bright living room features a cozy FIREPLACE, while the spacious kitchen offers a CONVENIENT PANTRY and connects seamlessly with the dining area, creating an inviting space for everyday meals and entertaining. A 2-piece powder room and functional mudroom with closet space complete this level. The oversized attached garage features durable EPOXY FLOORING for a clean, polished finish. Upstairs, THREE SPACIOUS BEDROOMS and a versatile BONUS ROOM provide plenty of room for family living, a home office, or entertainment. The primary retreat includes a walk-in closet and a 5-PIECE ENSUITE. Two additional bedrooms share a 4-piece bathroom, while UPPER-FLOOR LAUNDRY adds everyday convenience. The ONE-BEDROOM LEGAL BASEMENT SUITE offers excellent mortgage-helper potential or space for extended family. This fully developed level features its own kitchen, a generous living area, a 3-piece bathroom, dedicated laundry, and additional storage. Enjoy beautifully landscaped FRONT AND BACK YARDS with thoughtfully planted trees. A FULL-SIZE DECK, RUBBER STONE PATIO, and dedicated FIRE PIT AREA create welcoming spaces for summer gatherings, relaxing evenings, and outdoor entertaining. Nearby walking paths lead to a scenic POND, while local daycare and day-home options add convenience for families. Schooling options include FFCA,

subject to admission eligibility. SIROCCO GOLF CLUB is approximately a 5-MINUTE DRIVE away, with LaunchPad Golf and SPRUCE MEADOWS also nearby. Planned amenities include the future BELMONT RECREATION CENTRE and a NEW SHOPPING PLAZA anticipated to bring additional shopping and everyday services. Easy access to major roadways makes commuting and errands convenient. With its wider traditional lot, spacious layout, legal basement suite, inviting outdoor spaces, and epoxy-finished garage, this home offers comfort, versatility, and income potential in a growing Southwest Calgary community. Call today to book your private viewing!