



GRASSROOTS
REALTY GROUP

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30 Creekview Gardens SW
Calgary, Alberta

MLS # A2349198

\$560,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 30 Creekview Gardens SW, a beautifully upgraded family home in the heart of CreekView, offering modern design, thoughtful functionality, and a desirable south-facing backyard. Step inside to a bright and inviting main floor designed for both everyday living and entertaining. The open-concept layout features a spacious great room filled with natural light, a dedicated main-floor office, and a generous dining area with plenty of room to gather with family and friends. At the heart of the home is the impressive rear kitchen, combining contemporary style with upgraded functionality. Highlights include cabinetry extended to the ceiling, quartz countertops, a large central island, and upgraded appliances including a gas range, hood fan, and built-in microwave. A functional mudroom with smart storage provides convenient access to the backyard. The home showcases upgraded finishes throughout, with approximately \$7,000 invested in enhanced flooring, plumbing and lighting selections, upgraded railing, and tiled walls surrounding the ensuite shower, creating a cohesive and elevated look throughout the home. Upstairs, you'll find three spacious bedrooms plus a versatile bonus room, providing plenty of space for a growing family. The primary bedroom is a comfortable retreat featuring a walk-in closet and upgraded ensuite with dual sinks, a glass shower, and beautiful tiled detailing. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. Additional features include a 9' foundation, side entrance, and a basement with a 3-piece bathroom rough-in, providing excellent potential for future development. Options exist for a legal basement suite (subject to approval and permitting by the city/municipality). Outside, enjoy the private south-facing rear yard, with space for outdoor entertaining and the option to add a double

detached garage. Located alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of natural beauty and modern convenience. Residents enjoy easy access to Township Shopping Centre in nearby Legacy, featuring over 50 retailers and services including Sobeys, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will also appreciate the planned future school site near the community entrance, along with parks, playgrounds, and sports fields designed for all ages.