



GRASSROOTS
REALTY GROUP

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704, 30 Creekside Villas SW
Calgary, Alberta

MLS # A2351825

\$501,099

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,754 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Insulated, Oversized, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Back Lane, No Neighbours Behin		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Stone, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Discover elevated, low-maintenance living in this luxury townhome built by Morrison Homes, offering over 1,600 sq. ft., 3 bedrooms, 2.5 bathrooms, expansive pond views, and direct access to scenic walking paths. With the space and feel of a single-family home, this is an exceptional opportunity to own in Pinegate Park. The bright, open-concept main floor has no shortage of space for entertaining, featuring 9-foot ceilings, vinyl plank flooring, oversized windows, and an impressive 20-foot-wide floor plan with plenty of room for hosting family and friends. Large sliding patio doors draw your eye toward the pond, while the chef-inspired kitchen features quartz countertops, stainless steel appliances, a tile backsplash, a large island, generous cabinetry, and a spacious walk-in pantry. Upstairs, the thoughtful layout includes three bedrooms, a versatile central flex space ideal for a home office or bonus room, and convenient upper-floor laundry. The primary suite is a standout, featuring beautiful pond views, a walk-through closet, and a private ensuite. A second full bathroom completes the level. The oversized, extra-deep single attached garage adds even more value with excellent storage and flexibility for a future gym, hobby space, or additional finished living space. A generous front parking pad provides convenient off-street parking for an additional vehicle. The garage is also EV-ready, with electrical rough-in and pre-wiring already completed for a future charging station; charging equipment is not included. Located in Pinegate Park within the master-planned community of Sirocco, this home offers the best of low-maintenance living with exterior maintenance and landscaping taken care of for you. Enjoy nearby walking and cycling pathways, parks, green spaces, environmental reserves, and Sirocco Golf Club, along with easy access to shopping, restaurants, services, and

major commuter routes including Stoney Trail and Macleod Trail. Pet owners will also appreciate that Pinegate Park is a pet-friendly complex, making it easier to enjoy the surrounding pathways and green spaces with your four-legged companion. Restrictions apply. Built by Morrison Homes, one of Calgary's most established homebuilders with more than 65 years of experience, this home offers quality craftsmanship, thoughtful design, and lasting value. With luxury finishes, expansive pond views, maintenance-free living, pet-friendly living, and limited opportunities in this location, this is one you won't want to miss. Visit our Pinegate Park showhome at Unit 701, 30 Creekside Villas SW to learn more about current builder incentives, the First-Time Home Buyer GST Rebate, and additional available units. Open Monday–Thursday from 2–7 PM and weekends and holidays from 12–5 PM.