



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

705, 30 Creekside Villas SW
Calgary, Alberta

MLS # A2351868

\$499,828

Division:	Pine Creek		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,734 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		

Experience luxury pond-side living in this beautifully finished townhome by Morrison Homes, offering over 1,600 sq. ft., 3 bedrooms, 2.5 bathrooms, and a spacious 20-foot-wide layout. With expansive pond views, scenic walking paths, and low-maintenance living, this home blends style, space, and convenience. The main floor is designed to impress with 9-foot ceilings, vinyl plank flooring, oversized windows, and a bold, high-contrast finish package. Warm wood tones are paired with sleek black accents and matte black hardware for a modern, sophisticated look. Large sliding patio doors frame the pond views and bring natural light into the open-concept living and dining areas. The kitchen features quartz countertops, stainless steel appliances, a tile backsplash, a large island, generous cabinetry, and a spacious walk-in pantry. With plenty of room for hosting family and friends, the layout is equally suited to everyday living and entertaining. Upstairs, three well-sized bedrooms are complemented by a versatile central flex space ideal for a home office, bonus room, or additional lounge area. The primary suite overlooks the pond and includes a walk-through closet and private ensuite. A second full bathroom and convenient upper-floor laundry complete the level. The oversized, extra-deep single attached garage offers excellent storage and added flexibility for a future gym, hobby area, or additional finished space. A generous front parking pad provides room for another vehicle, and the garage is EV-ready with electrical rough-in and pre-wiring completed for a future charging station; charging equipment is not included. Pinegate Park is located within the master-planned community of Sirocco, where residents can enjoy walking and cycling pathways, landscaped parks, green spaces, environmental reserves, and nearby Sirocco Golf Club. Shopping, restaurants, services, and major

commuter routes including Stoney Trail and Macleod Trail are all within easy reach. Pinegate Park is also a pet-friendly community, making it easy 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 combines quality craftsmanship, thoughtful design, and a distinctive contemporary finish package. With luxury finishes, black and wood-tone details, expansive pond views, generous living space, and the ease of low-maintenance living, this is a standout opportunity in Pinegate Park. Visit our 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.