

# \$578,600 - 70 Creekside Manor Sw, Calgary

MLS® #A2241305

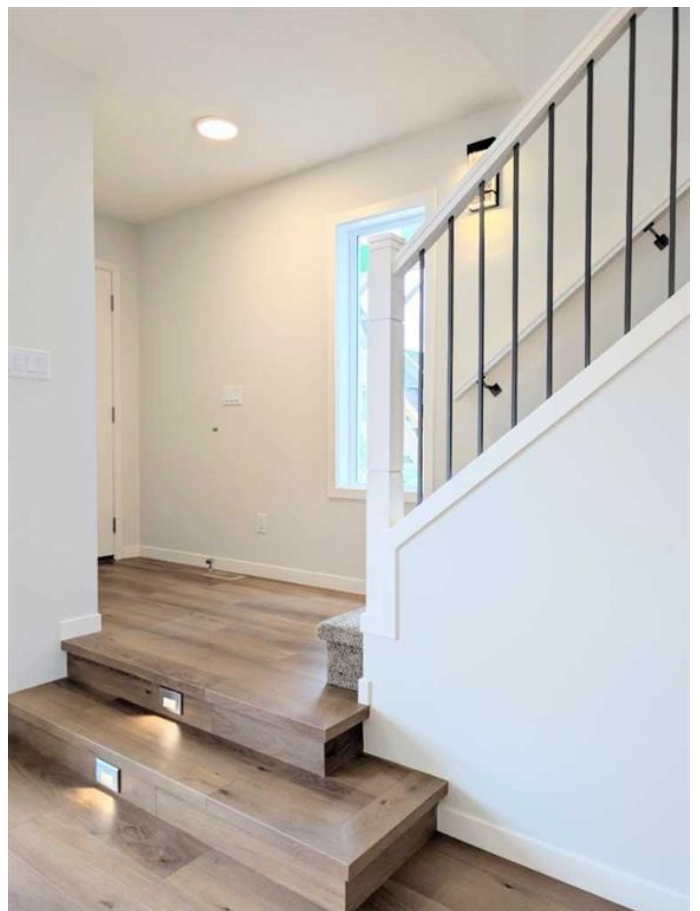
**\$578,600**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

LOWER PRICE. OPEN HOUSE Saturday 09 August 12-3. Tastefully upgraded to showhome standards with numerous & sophisticated add-ons is this BRAND NEW 3 bedroom DETACHED home built by top-rated Morrison Homes on a quiet street in the Sirocco part of Pine Creek SW -- with easy access to all amenities and services via McLeod Trail and Stoney Trail. Numerous enlarged windows at the front and back, plus a couple of small ones on the side, brighten & highlight open concept living on the main floor starting from an elevated foyer with LIGHTED steps to a 9-ft high family room, large dining area, and ample-cabineted kitchen. Upgraded luxury vinyl plank flooring in these areas glides to the base of coffee-mocha cabinets topped with chocolate-swipe countertops, and FULL HEIGHT graphite upper cabinets reaching the textured ceiling. Further, a peninsula was added in the kitchen for more counter space and another chest of drawers. All stainless-steel appliances were also upgraded, even the dishwasher. Stairwell, with upgraded railing, to upstairs features windows at the base AND at the top to brighten the pathway. The 3 bedrooms upstairs are amplified by a spacious primary bedroom with a distinctive colour, walk-in closet introduced by a beloved BARN DOOR, and a full ensuite with window, upgraded tiles leading from countertop, to BEHIND the toilet(!), to around an upgraded glass-enclosed full-sized shower. The main bathroom features a full length mirror, quartz



countertop with banjo-arm over the toilet for more added space, and extra shelving; the cozy laundry room on the upper floor features LG stacked gun-metal gray machines and matching-colour shelving beside them. The 9-ft high basement with a separate entrance and TWO large windows offers your choices for development -- subject to city approval. Upgrades equal to \$30,000 over builder's base price. The large backyard gives you space to build a large deck, AND double garage. FYI. The back yard will soon be level & graded by the builder, and front yard will have sod/grass this summer. Under FULL new home warranty and available for a fast possession if need be, this beautiful home is a must see to appreciate the well-thought-out upgrades.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241305    |
| Price          | \$578,600   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 70 Creekside Manor Sw |
| Subdivision | Pine Creek            |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5S5 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Parking     |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting                        |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Silent Floor Joists |
| Foundation        | Poured Concrete                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 21              |
| Zoning         | R-G             |
| HOA Fees       | 1               |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.