

# \$699,900 - 76 Creekview Manor Sw, Calgary

MLS® #A2268838

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,079 sqft

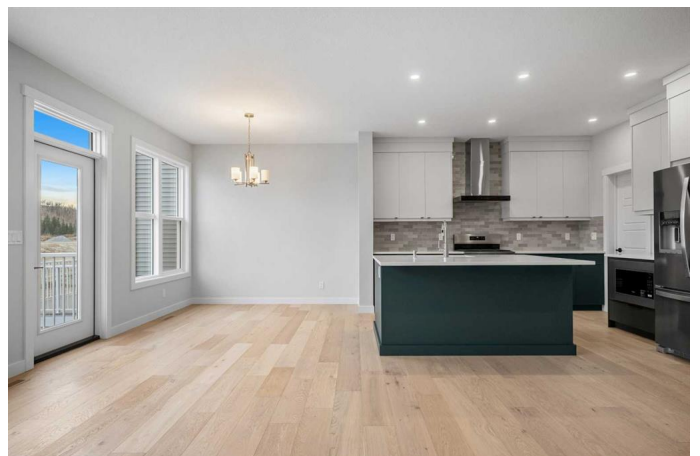
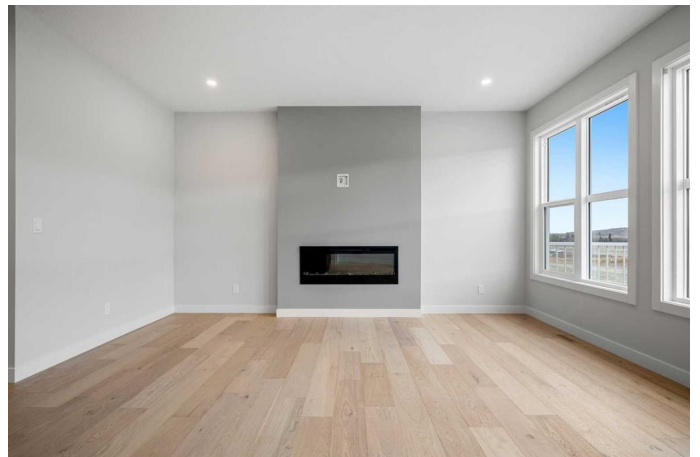
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

Perched on a walkout homesite in Calgary's sought-after Pine Creek community, 76 Creekview Manor SW delivers refined craftsmanship, thoughtful design, and a seamless blend of comfort and style. This home backs onto natural green space, offering serene views and a setting that perfectly complements its contemporary architecture.

The main floor is designed for versatility and connection, featuring 9'™ knock-down ceilings that enhance the airy feel throughout. A flex room at the front of the home offers a quiet retreat for a home office, study, or guest space. The great room is anchored by a modern fireplace, setting a warm, inviting tone that flows into the beautifully finished kitchen. Here, you'll find two-tone cabinetry, quartz countertops, and a gas range stove with a chimney hood fan, combining functionality with high-end appeal. A walk-in pantry adds convenient storage and organization for everyday living.

Upstairs, the layout continues to impress with three bedrooms centered around a spacious bonus room—perfect for family gatherings or a media lounge. Each bedroom features its own walk-in closet, ensuring ample storage for all. The 5-piece spa-inspired ensuite is a standout, offering dual vanities, a deep soaker tub, and a walk-in shower for a true retreat experience. The side-by-side washer and dryer, conveniently located on the upper level,



make laundry effortless and efficient.

Outdoor living is equally inviting, highlighted by a 17' x 10' rear walkout deck complete with aluminum railing and a gas line, ideal for barbecuing or taking in the surrounding views. The walkout basement with a 9' foundation adds abundant natural light and endless potential for future development or recreation space.

Blending modern finishes, practical spaces, and a scenic setting, this home at 76 Creekview Manor SW captures the best of southwest Calgary living. Whether you're entertaining, relaxing, or planning for the future, every detail is designed to elevate your lifestyle in this exceptional walkout residence. Contact the showhome for a private showing today!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268838    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,079       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 76 Creekview Manor Sw |
| Subdivision | Pine Creek            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 5Y1 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer  |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Electric, Great Room                                           |
| Has Basement      | Yes                                                            |
| Basement          | Full                                                           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line           |
| Lot Description   | Level, Rectangular Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Stone, Vinyl Siding    |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 1                   |
| Zoning         | R-G                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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