

# \$598,999 - 95 Creekside Manor Sw, Calgary

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MLS® #A2229801

**\$598,999**

4 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Welcome to your new home in Sirocco, an upscale community in the SW of Calgary. Sirocco is nestled near the creek and thoughtfully designed around a stunning Central Park featuring two soccer fields, a baseball diamond, and a playground. With additional parks, a scenic storm pond, and planned retail space, Sirocco offers the perfect balance of nature, convenience, and family-friendly living. This 1,750 sq. ft. home showcases thoughtful design throughout, beginning with a main floor bedroom and full bathroom—ideal for guests or a private home office. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, a versatile bonus room, convenient upper-floor laundry, and two full bathrooms, providing comfort and function for the entire family. The unfinished basement is upgraded and ready for potential future development, featuring a 9-foot foundation, rough-in for a bathroom, two oversized windows, and a dedicated separate side entrance—making it ideal for potential future development or extended living space. This is a brand-new, never-lived-in home with immediate possession available.. Photos are representative.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229801    |
| Price          | \$598,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,751       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 95 Creekside Manor Sw |
| Subdivision | Pine Creek            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T0L0X0                |

### Amenities

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

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Bathroom Rough-in, Open Floorplan, Soaking Tub |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator     |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | None              |
| Lot Description   | Back Lane         |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Wood Frame |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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