

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

MLS® #A2241305

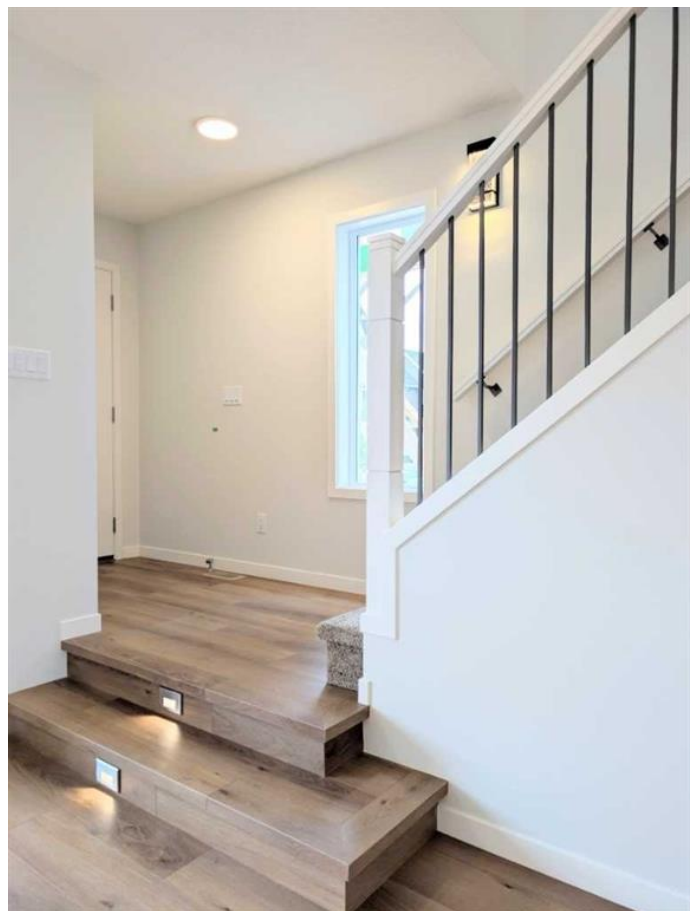
\$578,600

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	25
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.