

\$585,000 - 70 Creekside Manor Sw, Calgary

MLS® #A2241305

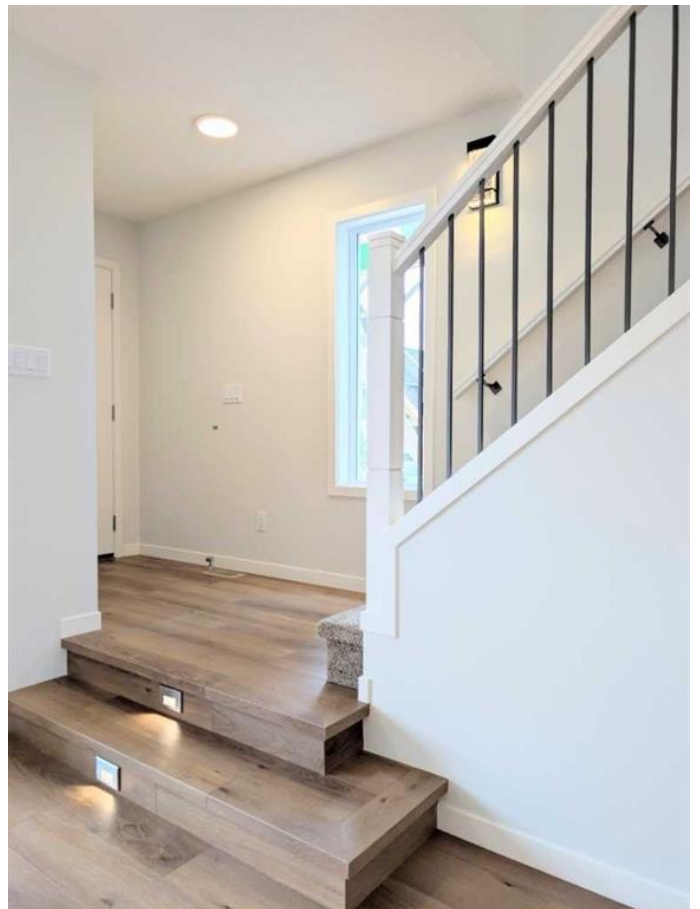
\$585,000

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

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	\$585,000
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
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, Manufactured Floor Joist, Silent Floor Joists, Stone, Vinyl
Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2025

Days on Market 11

Zoning R-G

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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