

**86 Creekside Way SW  
Calgary, Alberta**

**MLS # A2223469**



**\$759,999**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,772 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 86 Creekside Way SW, an exceptional residence nestled in the highly sought-after community of Calgary's southwest. This beautifully appointed home offers a harmonious blend of modern comfort and elegant design, perfectly situated to enjoy the tranquility of nature while remaining close to city conveniences. The inviting exterior boasts charming curb appeal, with meticulous landscaping and a welcoming entryway that sets the tone for the warm, sophisticated interior that awaits. Step inside to discover a thoughtfully designed layout featuring spacious living areas filled with abundant natural light. The open-concept main floor creates a seamless flow between the living room, dining area, and gourmet kitchen, making it ideal for both everyday living and entertaining friends and family. High-quality finishes, contemporary fixtures, and stylish accents throughout enhance the home's aesthetic appeal and functionality. Upstairs, you'll find a restful retreat with a luxurious primary suite designed for relaxation, complemented by additional bedrooms that can serve as versatile spaces for family, guests, or a home office. The primary suite offers a private oasis with ample closet space and an ensuite, creating a perfect escape after a busy day. The backyard is a private haven, featuring a beautifully landscaped outdoor space ideal for outdoor gatherings, gardening, or simply unwinding amidst the natural surroundings. The community itself is renowned for its family-friendly environment, nestled near parks, pathways, and outdoor recreation options that encourage an active outdoor lifestyle. Living at 86 Creekside Way SW means enjoying the convenience of nearby amenities, including shopping, dining, and excellent schools, all within easy reach. Whether you're seeking a peaceful sanctuary or a vibrant place to grow your family, this exceptional property

provides an unparalleled opportunity to experience the best of Calgary's southwest lifestyle.