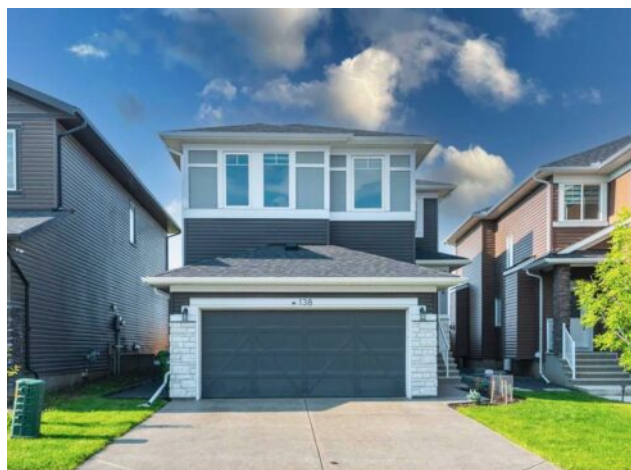


**138 Creekside Way SW
Calgary, Alberta**

MLS # A2234456



\$799,800

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: lower level fridge, dishwasher, microwave, washer & dryer included

Welcome home to this fully finished, 4 bedroom, family focused home in Sirocco of Pine Creek & offering nearly 2900 SF of developed space, prepare to fall in love with all the extras packed into this home. Designed for modern living, the heart of the home is the light and bright upgraded kitchen featuring quartz counters, centre island with breakfast ledge, over-height cabinets, stainless steel appliances including a gas stove, double door fridge with water dispenser & walk-through pantry to the mud room/garage (so convenient). The kitchen overlooks the living room with stylish electric fireplace and dining room with French door to the new rear deck and fully fenced back yard. The main floor office/study is a convenient additional feature & 2 piece bath completes the floor. Upstairs retreat to the spacious bonus/family room with large windows. Primary bedroom is tranquil & inviting, with large windows, and easily accommodates king-sized furniture. The 5 piece ensuite with dual sinks, soaker tub and separate shower is sure to impress, and the walk in closet finishes the space. The rest of the level offers 2 additional bedrooms, each with walk in closets, 4 piece main bath and upper laundry room. The lower level features a separate side entrance, is builder-finished and offers a great independent living space with bar/kitchenette, full bathroom and spacious bedroom PLUS additional laundry on the level & a great space for an older child or extended family. Additional features include the oversized double attached garage, & wide lot (not a 0-lot line), landscaping and sod already completed, recently sealed front drive and sidewalk. This enviable home is in the desirable master-planned community of Pine Creek - with over half the community preserved as an environmental reserve, it offers breathtaking Southern Alberta views and a

serene, nature-filled setting. Fish Creek Park in just 10 minutes, the trendy Township Shopping Center is only 4 minutes. Additional shopping and entertainment, including Shawnessy/Millrise Shopping Complex and a VIP Cinema, are only a short drive away. Don't miss this incredible opportunity to own this move-in-ready home.