

**70 Creekside Manor SW
Calgary, Alberta**
MLS # A2241305

\$578,600

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

OPEN HOUSE Saturday 23 August 12-3. LOWER PRICE. 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.