

## 14 Creekview Gardens SW Calgary, Alberta

**MLS # A2246290**


# \$568,000

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 14 Creekview Gardens SW. Luna by Award-Winning Baywest Homes is a stunning and contemporary haven nestled in the vibrant new community of Creekview. This beautifully designed home features spacious living and dining areas with the kitchen thoughtfully placed at the rear, offering a clear view of the backyard&mdash;perfect for keeping an eye on the kids while preparing meals. The open-concept layout creates excellent flow between the kitchen, dining room, and living room, making it ideal for both everyday living and entertaining. Upstairs, you&rsquo;ll find a generous primary bedroom complete with a walk-in closet and ensuite, along with two well-sized secondary bedrooms and the convenience of upper floor laundry. With three exceptional exterior elevations to choose from, you can ensure your home suites your taste for years to come. \*\* Looking for more space? Ask at the showhome about options for a side entrance or secondary suite to customize the home to your unique needs. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeys, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school site, conveniently located near the community entrance, ensuring a short and safe walk or bike ride for students. Creekview also features numerous parks, playgrounds, and sports fields, offering ample outdoor recreation opportunities for residents of all ages. \*\*Photos are of the Showhome and may not exactly represent the finished product.