

Bedroom
3pc Ensuite bath

Second
Second

10`0" x 9`4"

Laundry

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410904

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 16 Creekside Rise SW, a meticulously crafted Homes by Avi side-by-side duplex nestled in the prestigious community of Sirocco at Pine Creek. This home offers a perfect balance of contemporary design and natural beauty, set within a 176-acre master-planned neighborhood that blends seamlessly with the stunning surrounding landscape. As you approach the home, the charming half-width front porch invites you to relax and enjoy the peaceful setting. Step inside to find an open-concept living area that is both inviting and practical. The kitchen is a true standout, featuring 48" cabinets, elegant quartz countertops, a powerful 400 CFM chimney hood fan, a pantry, and an island with a breakfast bar—ideal for casual meals or hosting friends. Adjacent to the kitchen, the dining area creates a warm and welcoming space for family meals and gatherings, adding a perfect touch of convenience. The basement offers even more flexibility, with a second laundry hookup to accommodate a variety of household needs. Featuring a side entry and 9' foundation walls, this space provides exceptional potential to develop additional living areas or even create a separate suite in the future. (Of course, subject to all permitting and rules from the municipality.) For those looking for investment opportunities, this home is equipped with a 200 AMP electrical panel and an upgraded 80-gallon electric hot water tank, ensuring both efficiency and capacity are top-notch. There's also a rough-in for a bar sink, making it easy to transform the basement into a stylish, functional space that suits your needs, whether you're planning to expand the living area or consider renting it out for extra income. Upstairs, the master bedroom serves as your personal retreat, featuring a spacious walk-in closet and a 3-piece ensuite bathroom. Two thoughtfully designed secondary bedrooms offer plenty of charm and functionality, while the well-appointed 3-piece main bath and conveniently located laundry room round out the upper floor. Sirocco at Pine Creek offers a unique lifestyle, with its beautifully landscaped storm pond and walking paths, four parks, and the prestigious Sirocco Golf Club just minutes away. For those who enjoy equestrian activities, Spruce Meadows is nearby, as well as the Cavalry FC, providing endless entertainment. Shopping is easy with the nearby amenities in Silverado, Legacy, Walden, and Shawnessy. Whether you're looking for a cozy family home or an investment with incredible growth potential, 16 Creekside Rise SW offers an exceptional opportunity in a community that blends tranquility, beauty, and convenience perfectly. Come see for yourself—schedule your viewing today and make this charming home your next great move! PLEASE NOTE: Photos are of a finished Showhome of the same model - fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Inclusions:
Property Listed By:

N/A
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







QUICK POSSESSION

THE ALEXIS

1,468 SQ FT | 3 BED | 2.5 BATH
16 CREEKSIDE RISE SW



THIS DUPLEX HOME FEATURES

- Chimney Hood fan with Dish in Microwave and Cabinets to the Ceiling
- Call Line for BBQ and Stone
- Half Wash Patch and Deck
- Prepared for 2 Bedroom Legal Suite (W/ Foundation, Sewer, and, Cook Range, BC/Gas HWY)

BETTER VALUE BY DESIGN
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FLOOR PLAN



Plan is subject to change without notice. Dimensions are illustrative and subject to change. Please refer to the actual floor plan for details. © 2024 AVI Home Builders. All rights reserved. AVI Home Builders.

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INTERIOR SELECTIONS FINAL PHOTO

16 Creekside Rise SW



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 - Incomplete installation or repair work
 - Variation color & resolution when viewing photos on individual monitors
 - Printing process to printers with variable color calibration
 - Inherent characteristics present in all natural materials (ie: wood grain, granite veining, etc.)
 - Slight variations between batches and days lot.