

16 CREEKSIDE Rise, Calgary T2X 5V9

A2189443 **Pine Creek** 01/24/25 List Price: **\$599,900** MLS®#: Area: Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area Calgary Abv Saft:

2025 Low Sqft: Ttl Sqft:

2,422 sqft

<u>Parking</u>

DOM 12

<u>Layout</u>

Beds:

Baths:

Style:

1,468

1,468

Ttl Park:

3 (3)

2

2.5 (2 1)

2 Storey, Side by Side

Garage Sz:

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot Park Feat:

Alley Access, Parking Pad, See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: High Efficiency, Forced Air, Natural Gas

Sewer: **Public Sewer**

Ext Feat: **BBQ** gas line, Private Entrance Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source: Public Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Int Feat: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main		Office	Main	6`0" x 5`8"
2pc Bathroom	Main		Kitchen	Main	12`2" x 13`0"
Pantry	Main	0`0" x 0`0"	Dining Room	Main	10`0" x 13`0"
Living Room	Main	12`0" x 13`0"	Mud Room	Main	
Bedroom - Primary	Second	12`4" x 13`0"	Walk-In Closet	Second	

10`0" x 9`4" 3pc Bathroom Second **Bedroom** Second

Bedroom Second 10`0" x 9`4" Laundry Second 3pc Ensuite bath Second

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 2410904

Remarks

Pub Rmks:

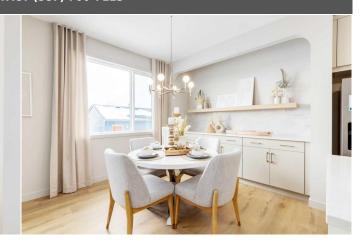
Welcome to 16 Creekside Rise SW, a meticulously crafted Homes by Avi side-by-side duplex nestled in the prestigious community of Sirocco at Pine Creek. This home offers a perfect balance of contemporary design and natural beauty, set within a 176-acre master-planned neighborhood that blends seamlessly 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 guartz 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 vou'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: N/A
Property Listed By: CIR Realty

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



















BETTER VALUE BY DESIGN





INTERIOR SELECTIONS FINAL PHOTO



16 Creekside Rise SW

