



THE
A-TEAM

**RE/MAX
FIRST**

15 CREEKSIDE Grove, Calgary T2X 4A8

MLS® #: **A2190489** Area: **Pine Creek** Listing Date: **02/05/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,692 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,976**
 Low Sqft:
 Ttl Sqft: **1,976**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Lawn,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	11`11" x 6`0"
Kitchen	Main	11`11" x 14`11"	Foyer	Main	14`1" x 6`11"
Living Room	Main	11`1" x 13`8"	Mud Room	Main	8`7" x 8`11"
Den	Main	9`0" x 9`5"	4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Laundry	Upper	7`11" x 6`9"
Bonus Room	Upper	14`1" x 13`8"	Walk-In Closet	Upper	8`6" x 5`6"
Bedroom - Primary	Upper	11`10" x 13`6"	Bedroom	Upper	9`9" x 15`6"

Bedroom **Upper** **9`11" x 9`11"** Legal/Tax/Financial

Title: Zoning: **R-G**
Fee Simple
Legal Desc: **1912348**

Remarks

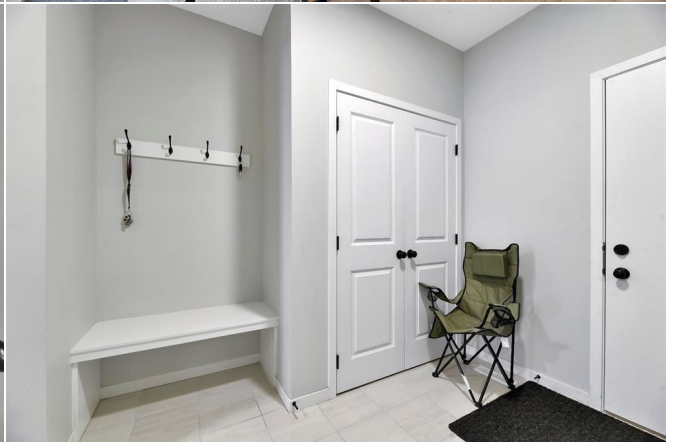
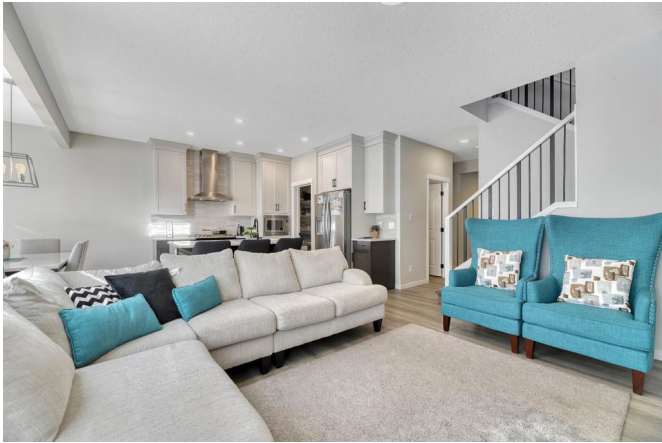
Pub Rmks: **WELCOME to 15 Creekside Grove SW! This fabulous family home is 1976 sq ft with a double front garage and is situated on a landscaped and fenced conventional lot (NOT zero lot line) with a back lane for access! Complete with a front den/office space, convenient walk through pantry to the kitchen with tasteful and inviting interior selections and an excellent layout, all it's missing is YOU! There's lots of room to host on the main floor as the flow is perfection with loads of natural light and an electric fireplace for added ambiance! The half bath has a tiled feature wall and the kitchen has stylish picket backsplash and beautiful quartz counters. All appliances will be included (not as currently shown but they will be swapped and installed with serial numbers provided). Upstairs has a large loft style bonus room, great for play plus a spacious and convenient upper laundry room complete with washer and dryer. Primary bedroom has a 5 piece ensuite (dual sinks, soaker tub, large tile and glass shower). All bedrooms are great sizes and have WALK IN CLOSETS! Enjoy the ease and comforts of a newer home without the wait of having to finish the yard, fence or window coverings. Sirocco in Pine Creek is a quiet, elevated community, complete with a ridge overlooking the Sirocco Golf Club - very close for the golf lovers! It's laced with pathways connecting homes to four parks and a storm pond. While still close to conveniences of shopping, roadways and transit, Sirocco is built within a peaceful and natural environment.**

Inclusions: **Window coverings**
Property Listed By: **Ally Realty**

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











15 Creekside Grv SW, Calgary, AB

Main Floor Exterior Area 854.25 sq ft
Interior Area 730.26 sq ft
Excluded Area 405.35 sq ft



PREPARED: 2025/1/05

While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Creekside Grv SW, Calgary, AB

2nd Floor Exterior Area 1127.25 sq ft
Interior Area 1027.20 sq ft



PREPARED: 2025/1/05

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15 Creekside Grv SW, Calgary, AB

Basement (Below Grade) Exterior Area 740.34 sq ft
Interior Area 658.25 sq ft



PREPARED: 2025/1/05

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