

64 Creekside Drive SW  
Calgary, Alberta

MLS # A2229151

**\$509,250**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek             |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse              |               |                  |
| <b>Size:</b>     | 1,466 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.00 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | \$ 330 |
| <b>Basement:</b>   | Partial, Unfinished                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding                                                 | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** NA

Welcome to 64 Creekside Drive SW—a thoughtfully designed 3-bedroom, 2.5-bathroom townhouse offering over 1,400 sq. ft. of beautifully upgraded living space in the heart of one of Calgary’s most desirable new communities. With refined finishes, an attached double garage, and access to incredible amenities, this home strikes the perfect balance between comfort, functionality, and elevated style. Step inside and immediately appreciate the airy feel of 9' ceilings on the main floor and 8' ceilings upstairs, paired with a well-planned open-concept layout ideal for both day-to-day living and effortless entertaining. The main floor is finished in durable, low-maintenance luxury vinyl plank, while warm grey carpet with plush 8lb underlay adds softness and comfort underfoot upstairs and on the staircase. The kitchen is a true showpiece, featuring sleek slab-style cabinetry with extended 42” uppers, soft-close drawers and doors, a designer tile backsplash, and polished quartz countertops that offer both durability and elegance. A spacious island and separate dining area provide ample space to gather and enjoy. The contemporary lighting package and knockdown ceilings add a modern, cohesive aesthetic throughout the home. Retreat upstairs to three generously sized bedrooms, including a bright and spacious primary suite. The ensuite bathroom is finished with quartz counters, a tiled backsplash, chrome fixtures, and a high-efficiency toilet. Two additional bedrooms, a full main bathroom, and upper-level laundry offer convenience for growing families, professionals, or guests. A private balcony off the main living area offers the perfect outdoor escape—ideal for morning coffee or an evening wind-down. You'll also appreciate the comfort of the double attached garage, providing secure parking and additional storage space. Beyond your front

door, Sirocco is a community designed for connection and convenience. Enjoy endless opportunities for recreation with nearby parks, playgrounds, scenic pathways, and a community pond, perfect for walking, biking, or family outings. Golf enthusiasts will love the proximity to semi-private golf courses, while nearby shopping and dining in Shawnessy and Legacy make errands and evenings out effortless. With quick access to McLeod Trail, commuting is a breeze. Whether you're a first-time buyer, downsizing, or simply looking for a low-maintenance lifestyle with high-end touches, this townhome delivers. Welcome to a home where thoughtful design meets everyday ease—welcome to 64 Creekside Drive SW.