

# \$775,000 - 294 Creekside Way Sw, Calgary

MLS® #A2222398

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 0.08 Acres

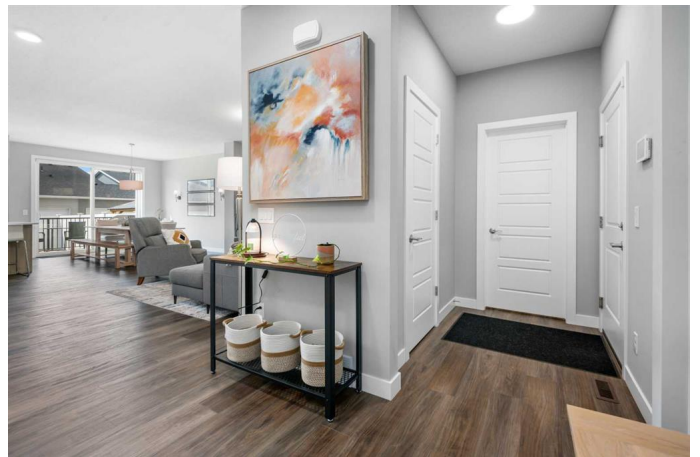
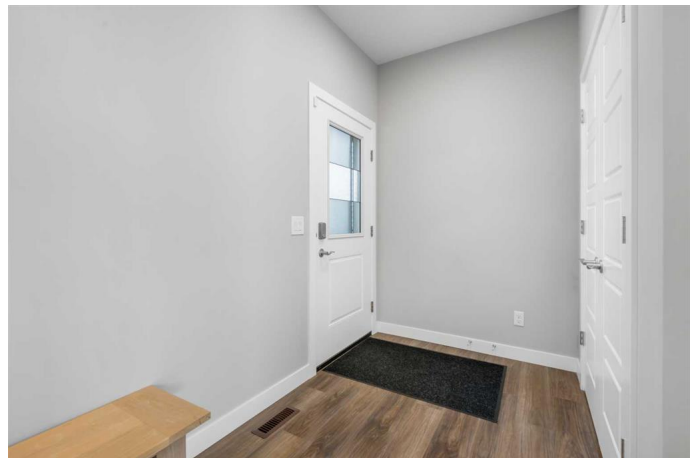
Pine Creek, Calgary, Alberta

Welcome to a timeless blend of elegance, comfort, and smart design—making its debut on the market for the very first time. Sensibly priced and move-in ready, this opportunity won't last long!

Located in Pine Creek's exclusive Sirocco pocket—soon to host the 2025 Stampede Rotary Dream Home and the Children's Hospital Lottery Home—this soon to be sought-after community offers scenic pathways, elevating long-term value and lifestyle appeal.

Less than five years old, this 3-bed, 2.5-bath home offers a bright, open-concept layout with upscale finishes throughout. A floor-to-ceiling tiled fireplace adds a sophisticated focal point in the living room, while the chef's kitchen impresses with quartz countertops, gas cooktop, convection wall oven, and ample cabinetry.

Upstairs, an inviting bonus room offers flexible space for movie nights or quiet relaxation. All three bedrooms are generously sized with walk-in closets. The smart layout places the two secondary bedrooms on either side of a 4-piece bathroom, while the private primary suite—complete with a spa-like 5-piece ensuite—is a true retreat located at the other end. The well-appointed walk-in closet is



sure to impress even the most discerning fashionistas.

The undeveloped basement offers endless possibilities—home gym, theatre, guest suite, or legal suite (subject to city approval)—waiting for your vision.

Additional Features:

Central A/C

Fully fenced, landscaped yard

Sunny south-facing backyard exposure with back lane access

Alberta New Home Warranty (Envelope to 2028 | Structural to 2031)

All this in a quiet, elevated setting just minutes from Spruce Meadows, shopping, future LRT, and ridge views of Sirocco Golf Club. With plans for a future middle school and sports field, Sirocco offers both luxury and longevity.

Every detail has been curated for style, function, and value. Don't miss your chance to own in one of Calgary's most exciting and soon-to-be-celebrated communities.

Built in 2020

Essential Information

MLS® #	A2222398
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268

Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	294 Creekside Way Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4B9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Blower Fan, Heatilator
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	R-G

**Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.