

\$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

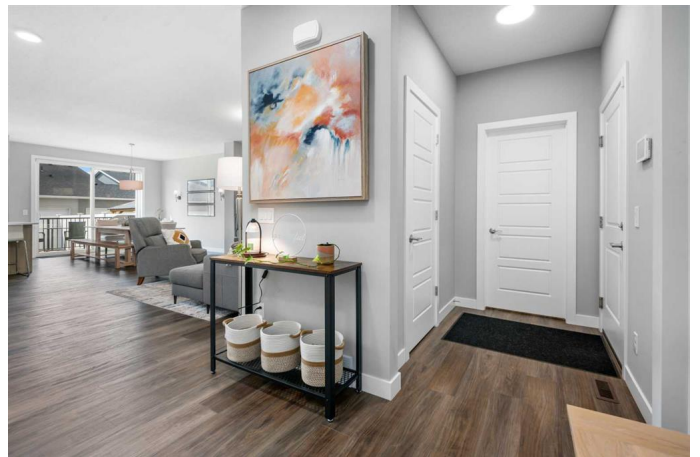
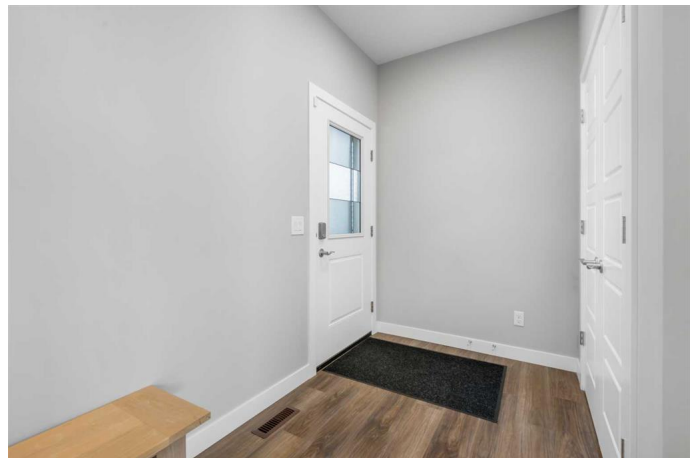
OPEN HOUSE | SUNDAY JUNE 8 |

2:00-4:00PM | Welcome to a timeless blend of elegance, comfort, and smart designâ€™ making its debut on the market for the very first time. Sensibly priced and move-in ready, this opportunity wonâ€™t last long!

Located in Pine Creekâ€™s exclusive Sirocco pocketâ€™ soon to host the 2025 Stampede Rotary Dream Home and the Childrenâ€™s Hospital Lottery Homeâ€™ 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 chefâ€™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 suiteâ€™ complete with a spa-like 5-piece ensuiteâ€™ is a true retreat is 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 possibilitiesâ€”home gym, theatre, guest suite, or legal suite (subject to city approval)â€”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. Donâ€™t miss your chance to own in one of Calgaryâ€™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, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Humidifier
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
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Additional Information

Date Listed	May 23rd, 2025
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Days on Market	15
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Zoning	R-G
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Listing Details

Listing Office	KIC Realty
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