

## 67 Creekside Path SW Calgary, Alberta

MLS # A2294127



# \$879,900

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,567 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Insulated, Tandem, Trip		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

A TRIPLE CAR GARAGE USUALLY MEANS GIVING UP YARD OR SQUEEZING THE HOUSE. NOT HERE. This one's done properly. Tandem on one side, single on the other—so you get three actual parking spots inside, without the footprint taking over the lot. The driveway still works too, which is rarer than it should be. Inside, the Yorkshire leans into space where it matters. The main floor is wide—noticeably so—and the kitchen sits right at the centre. A QUARTZ ISLAND people will actually use, with FULL-HEIGHT CABINETRY and DUAL PANTRY CABINETS doing the behind-the-scenes work. It's clean, functional, and INCLUDES EVERYTHING YOU DESIRE - it doesn't ask you to compromise. A 5-BURNER GAS COOKTOP, CHIMNEY HOOD FAN, built-in wall oven, and built-in microwave keep things streamlined, while the 3-PANEL PATIO DOOR pulls natural light deep into the dining area—making it feel like part of the home, not an afterthought. It's beautifully open - Each space holds its own. The front entry has room to land, and the KITCHEN-TO-MUDROOM WALKTHROUGH just makes daily life easier. Upstairs is where this plan really delivers. Four bedrooms arranged around a CENTRAL BONUS ROOM that actually functions as a hub. The primary is set apart enough to feel like a reset, with an ensuite that gets it right: SOAKER TUB UNDER THE WINDOW, DUAL VANITY, and a TILED SHOWER WITH BENCH. The other three bedrooms are properly sized—no compromises—and the UPPER LAUNDRY WITH SINK AND CABINETRY is one of those upgrades you'll appreciate constantly. And then the garage comes back into play—because it changes how the home actually lives. Storage, bikes, tools, seasonal bins&hellip; they finally have somewhere to

go. Set in Sirocco At Pine Creek, with pathways through the coulees and quick access to Macleod, Stoney, and 22X, it strikes that balance between quiet and connected. Honestly, this is one you'll want to walk through. It reads well on paper—but it lands even better in person. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.