# \$824,900 - 52 Creekside Path Sw, Calgary

MLS® #A2266517

#### \$824,900

3 Bedroom, 3.00 Bathroom, 2,544 sqft Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

OPEN HOUSE - SUN NOV 2ND 1:00PM-4;00PM - THE THING ABOUT A GREAT HOUSE IS THAT YOU STOP NOTICING IT.

You stop thinking about where to put the couch, or how many outlets there are in the kitchen. It just works. The light lands where it should. The sounds carry the right way. There's space when you need it, and calm when you don't.

BRAND NEW, NEVER LIVED IN, and designed for the way people actually exist. Not Pinterest-perfect people. Real ones. The kind who work from the kitchen island, throw laundry in mid-meeting, and use the deck for everything from dinner to decompressing.

It's 2,544 SQUARE FEET that doesn't waste a single inch. NINE-FOOT CEILINGS ON EVERY FLOOR. ENGINEERED OAK FLOORS that can take a beating and still look good. A kitchen that doesn't shout but quietly wins â€" QUARTZ WATERFALL ISLAND, BUILT-IN OVEN, GAS COOKTOP, cabinetry to the ceiling, Silgranit sink. You don't even realize how high the standards are until you walk into another house and start noticing what's missing.

The main floor feels like movement â€" open without being empty. The fireplace wall grounds it. The THREE-PANEL PATIO DOOR leads to a deck that actually fits a table and a







grill. And tucked just out of the way is a FLEX ROOM â€" the most honest kind of space, ready to be whatever life needs next.

Upstairs, the layout keeps earning its keep. EVERY BEDROOM HAS ITS OWN WALK-IN CLOSET, so storage never turns into a negotiation. The BONUS ROOM catches the afternoon light â€" far enough from the bedrooms to feel like a reset, close enough to stay connected. And the primary ensuite is built for real mornings, not staged ones: DOUBLE SINKS, a DEEP SOAKER TUB, space to breathe. Laundry's right where it should be, complete with another Silgranit sink, because details like that are what end up mattering most.

Underneath it all, the structure matches the thoughtfulness â€" TWO-ZONE FURNACE, 200-amp service, SIDE ENTRY for future development. Not upgrades for show, but choices that make living here simpler, smoother, better.

Outside, Sirocco at Pine Creek is THE SWEET SPOT OF THE SOUTHWEST â€" close enough to everything, far enough from the noise.

And this home fits right into that rhythm â€" steady, balanced, and quietly BUILT TO LAST. You'II get it the second you walk in. • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.

Built in 2025

#### **Essential Information**

MLS® # A2266517 Price \$824,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 2,544
Acres 0.08
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 52 Creekside Path Sw

Subdivision Pine Creek

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5W1

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Insulated,

**Garage Faces Front** 

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Yard, Front Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 28th, 2025

Days on Market 1

Zoning R-G

HOA Fees 150

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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