

**64 Creekside Path SW**  
**Calgary, Alberta**

**MLS # A2307035**



**\$834,900**

<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>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<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, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, French Door, 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 CONVENTIONAL LOT PLUS A FULL BEDROOM AND FULL BATHROOM ON THE MAIN FLOOR gives this home a level of flexibility that immediately sets it apart. Guests? Comfortable. Aging parents? Thoughtfully accommodated. Work-from-home setup? Tucked away from the upstairs bedrooms. It's one of those layout decisions that makes daily life easier now—and keeps giving you options later. The beautiful and popular LINCOLN model by Homes by Avi has that kitchen brings confidence, with a 36" GAS COOKTOP, CHIMNEY-STYLE HOOD FAN, BUILT-IN WALL OVEN AND MICROWAVE, ceiling-height cabinetry, and a generous island that keeps prep, hosting, and weeknight chaos beautifully contained. The dining and living areas connect with an easy, open flow, while the ELECTRIC FIREPLACE WITH MANTLE AND TILE SURROUND gives the great room a warm, polished focal point. Upstairs, the BRIGHT BONUS ROOM earns its keep immediately—movie nights, homework zone, play space, second lounge, take your pick. The primary bedroom includes a FIVE-PIECE ENSUITE with soaker tub and dual vanities, while two additional bedrooms and a seriously useful LAUNDRY ROOM WITH BUILT-IN CABINETRY, COUNTERTOP, AND SINK make the upper floor work beautifully for everyday life. Set in Sirocco at Pine Creek, this home pairs a quieter southwest setting with easy access to the places you actually use. Winding PATHWAYS, PARKS, nearby green space, and SIROCCO GOLF CLUB give the community a relaxed, tucked-away feel, while Silverado, Walden, Legacy, and Shawnessy keep schools, shopping, dining, and daily essentials close at hand. The practical details continue with a DOUBLE ATTACHED GARAGE, SIDE ENTRY TO THE BASEMENT, TANKLESS HOT WATER, and thoughtful upgrades throughout.

It's a home that feels considered without feeling overdone—comfortable, capable, and very easy to picture yourself growing into. A smart move-up home in a community that feels calm, connected, and ready for real life. This one makes sense on paper—and feels even better in person. Contact your agent and book a showing today! • 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. Kitchen appliances are included, and will be installed prior to possession.