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GRASSROOTS REALTY GROUP

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27 Creekside Rise SW Calgary, Alberta

MLS # A2338861



$759,900

Division:	Pine Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Exceptional quality-built home by Ronmor Residential. This home is perfectly suited for mulit-generational living rarely seen in new homes. The Waypoint has so many features & upgrades which include: main floor full bathroom & bedroom or suitable for home office, 4 bedrooms upper level, quartz counters, stainless steel appliances, 9’ ceilings on main and basement, over sized attached garage 24 X 20, open to below foyer, custom flooring which includes LVP, spice kitchen R/I with walk through panty to garage, electric fireplace, rear west facing deck with gas line for bbq, builder has also roughed in all requirements from the City of Calgary to be ready for a future Legal suite (builder will complete if requested) with separate heat source & side entrance, also fenced on 2 sides. Located on a quiet street in Sirocco/Pine Creek, the main floor plan features a full 4pc bath, bedroom/home office, spacious great room with fireplace, kitchen that offers an island with eating bar, dining area that offers access to the west facing deck & a spice kitchen R/I/walk through pantry to garage. The upper level features a bonus room, 4pc bathroom, laundry room & 4 good size bedrooms. The primary bedroom offers a walk-in closet & full ensuite including tub, separate tiled shower and double sinks. The lower level with side entrance is awaiting your custom ideas. This builder also gets a 3rd party Home Inspector for pre-boarding inspection and also as a quality control inspection at completion. (by Nook & Cranny Inspections) Owners can enjoy pathways, ponds, environmental reserves, nearby shopping & dining at Township Shopping Centre, easy access to Macleod Trail and Stoney Trail. The location is also close to Spruce Meadows, Sirocco Golf Club, playgrounds, parks, and several schools. Ready for immediate possession. Click on link to view 3D walk through.

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