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

MLS® #A2249111

# \$824,900

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

Pine Creek, Calgary, Alberta

THE BEST HOMES AREN'T JUST
BEAUTIFUL â€" THEY'RE BUILT TO
HANDLE REAL LIFE. This Lincoln model from
Homes by Avi does exactly that, with 2,544
square feet of polished, functional living space
in the master-planned community of Sirocco at
Pine Creek on a CONVENTIONAL LOT.

Step inside and the difference is immediate: 9' CEILINGS ON ALL THREE LEVELS, ENGINEERED OAK FLOORING across the main floor, and a kitchen that feels more like a design feature than a workhorse â€" though it happens to do both beautifully. Quartz countertops run throughout the home, while in the kitchen, cabinetry extends to the ceiling, and a WATERFALL-EDGE ISLAND anchors the space in a way that says, "yes, you can host here.― Appliances are built-in and ready for real cooking: GAS COOKTOP, oven, microwave, and a CHIMNEY-STYLE HOOD FAN that earns its keep without stealing the spotlight. A Silgranit sink finishes the kitchen with a touch of durability that doesn't compromise style.

From the dining area, a THREE-PANEL PATIO DOOR leads out to a 12' x 10' deck with a gas line roughed in for a BBQ, so summer nights spill easily from inside to out. Back in the great room, a 50" ELECTRIC FIREPLACE is set into a feature wall bump-out with a floating mantle, creating a focal point without competing for space. A MAIN-FLOOR







FLEX ROOM with adjacent half bath adds options â€" office, guest space, or a spot to stash the toys when company's on the way.

Upstairs, a bonus room gives the household room to spread out, while every bedroom comes with its own walk-in closet (because no one's fighting for storage here). The master offers a generous layout, 5-piece ensuite, and a closet you'II actually want to spend time in. The laundry room includes its own Silgranit sink â€" proof that even chores get a designer's touch.

And then there's the community. Sirocco isn't just another southwest suburb â€" it's where wide boulevards, golf course backdrops, and walkable pathways set a different tone. It's where you're far enough from the city's buzz to exhale, but close enough to Shawnessy, Seton, and main routes that life stays convenient. Add in parks, playgrounds, and the kind of streets that make neighbours out of strangers, and you'II understand why families and professionals alike are moving here.

52 Creekside Path SW is more than a quick possession home â€" it's a chance to skip the endless waiting, the design-decision fatigue, and the compromises. It's NEW, NEVER LIVED IN, with future-ready details like a TWO-ZONE FURNACE, 200-amp electrical panel, and a side entry for flexible basement development. It's ready for the kind of everyday moments that make a house feel like home. Come see it, and you'II know exactly what I mean. • PLEASE NOTE: Photos are of a finished Showhome of the same model â€" fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

### **Essential Information**

MLS® # A2249111 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, Garage

Faces Front, Insulated

# 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

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **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 August 19th, 2025

Days on Market 55

Zoning R-G

HOA Fees 150

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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