# \$799,000 - 80 Creekview Manor Sw, Calgary

MLS® #A2174936

# \$799,000

3 Bedroom, 3.00 Bathroom, 2,156 sqft Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

IMMEDIATE POSSESSION AVAILABLE. Welcome to 80 Creekview Manor SWâ€"a bright and spacious walkout home designed with modern living in mind in the new community of Creekview. Step into the light-filled open-concept great room that seamlessly flows into a chef's kitchen, featuring an oversized island, perfect for meal prep and entertaining. A convenient main floor office offers a quiet space for work or study, while the mudroom connects to a walk-through pantry, providing easy access to the kitchen. Upstairs, the expansive primary bedroom is a true haven, complete with a luxurious ensuite and a large walk-in closet. The upper floor also offers a versatile bonus room, a tech space, laundry, a full bath, and additional bedrooms, with the option to include vaulted ceilings for an airy, open feel. Outside is a rear deck covered in vinyl flooring and the posts wrapped in brick cladding. Need more space? An optional lower-level Legal Separate Suite or In-Law Suite is available, ideal for multi-generational living or rental income. Choose from three different home sizes, with the option to add a fourth bedroom on the upper floor to suit your growing family's needs. To make this home truly your own, take advantage of our signature Concierge Interior Design Service, where you can personalize every detail to fit your style and preferences. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life







on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeys, Starbucks, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school site, conveniently located near the community entrance, ensuring a short and safe walk or bike ride for students. Creekview also features numerous parks, playgrounds, and sports fields, offering ample outdoor recreation opportunities for residents of all ages.

#### Built in 2024

#### **Essential Information**

MLS® # A2174936 Price \$799,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,156

Acres 0.08

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 80 Creekview Manor Sw

Subdivision Pine Creek

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5Y1

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 25th, 2024

Days on Market 161
Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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