

# \$948,550 - 71 Creekside Path Sw, Calgary

MLS® #A2199240

**\$948,550**

4 Bedroom, 3.00 Bathroom, 2,617 sqft

Residential on 0.09 Acres

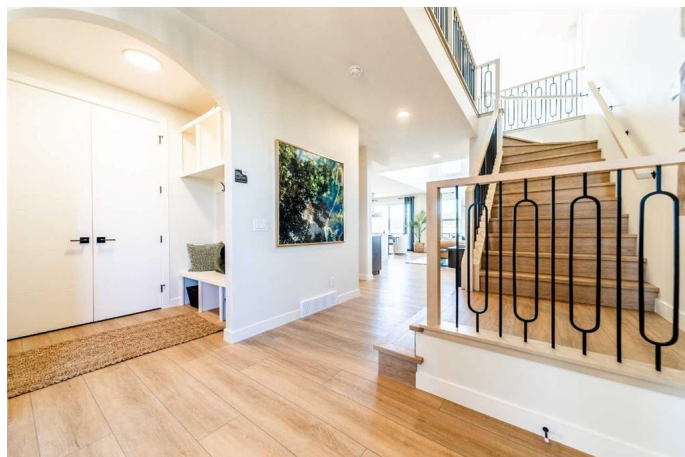
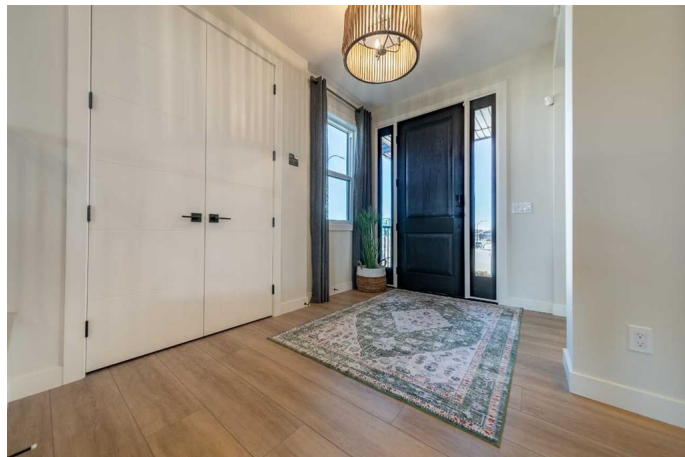
Pine Creek, Calgary, Alberta

Step into the Amber, a home that blends style and practicality at every turn! The executive kitchen boasts a stunning waterfall island, built-in stainless-steel appliances, and convenient pots and pans drawers beneath the cooktop. The main floor features luxurious vinyl plank flooring, a cozy gas fireplace, and an open-to-above great room that adds to the airy, spacious feel. Retreat to your ensuite with a fully tiled shower and 10mm glass swing door. Dual sinks in both the ensuite and main bath, plus a handy bank of drawers for extra storage. Upstairs, you'll find a versatile bonus room and elegant railing with iron spindles throughout the stairwell. Enjoy the added perks of triple-pane windows and extra natural light throughout, and take advantage of the rear deck with railing for outdoor enjoyment. With a side entrance and a flex room on the main floor, the Amber is designed for modern living! Photos are representative.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199240  |
| Price          | \$948,550 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,617     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 71 Creekside Path Sw |
| Subdivision | Pine Creek           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X5V8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Smart Home, Soaking Tub, Tankless Hot Water |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas, Decorative                                                                                                                          |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Stone, Wood Frame, Cement Fiber Board |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 57              |
| Zoning         | TBD             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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