

**52 Creekside Path SW**  
**Calgary, Alberta**

**MLS # A2249111**



**\$869,900**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Pine Creek                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 2,544 sq.ft.                                                               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Rectangular Lot                       |               |                  |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame                                                                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                     |                   |     |

THE BEST HOMES AREN'T JUST BEAUTIFUL — 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 — 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 — 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'll actually want to spend time in. The laundry room includes its own Silgranit

sink &mdash; proof that even chores get a designer's touch. And then there's the community. Sirocco isn't just another southwest suburb &mdash; 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'll understand why families and professionals alike are moving here. 52 Creekside Path SW is more than a quick possession home &mdash; 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'll know exactly what I mean. • PLEASE NOTE: Photos are of a finished Showhome of the same model &mdash; fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.