

**605, 30 Creekside Villas  
Calgary, Alberta**

**MLS # A2262562**



**\$470,295**

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Paved		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Poured Concrete, Slab
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 244
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** NONE

\*Inquire on other available floorplans\*\* Private showhome available for viewings. The Juniper is thoughtfully designed to deliver the perfect balance of comfort, style, and everyday convenience. This well-appointed townhome features 2 bedrooms, 2.5 bathrooms, and a single oversized garage with abundant storage, built to fit your lifestyle. Inside, you'll find elegant quartz countertops, luxury LVP flooring, fully height kitchen cabinets, the convenience of second-floor laundry, and a private balcony with additional storage. Personalize your space by choosing from our curated designer mood boards, with a selection of standard and upgraded finishes to truly make it your own. Living in Sirocco is about staying connected to everything you love. Enjoy quick access to major routes like Macleod Trail, making commuting and weekend getaways effortless. Shopping, dining, and everyday services in Shawnessy, Walden, and Legacy are just minutes away. Golf enthusiasts will appreciate nearby Sirocco Golf Club and other semi-private courses, while equestrian fans are a short drive from world-renowned Spruce Meadows. Right outside your door, the community offers parks, pathways, playgrounds, and a scenic central pond — perfect for relaxing close to home. Whether you're shopping, golfing, exploring, or unwinding, Sirocco blends everyday convenience with a welcoming, amenity-rich lifestyle. Pre-construction opportunity, chose your own finishing touches. Images in this listing are a combination of virtual renderings and photographs from a similar completed Morrison Homes project featuring the Cypress model with the Mist finishing package.