

\$922,300 - 71 Creekside Path Sw, Calgary

MLS® #A2199240

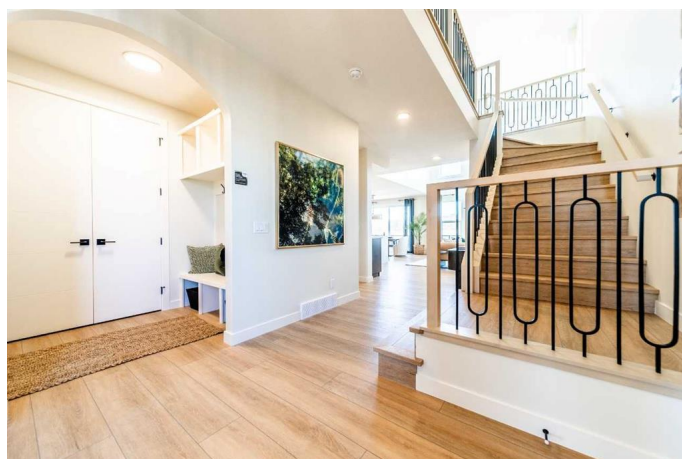
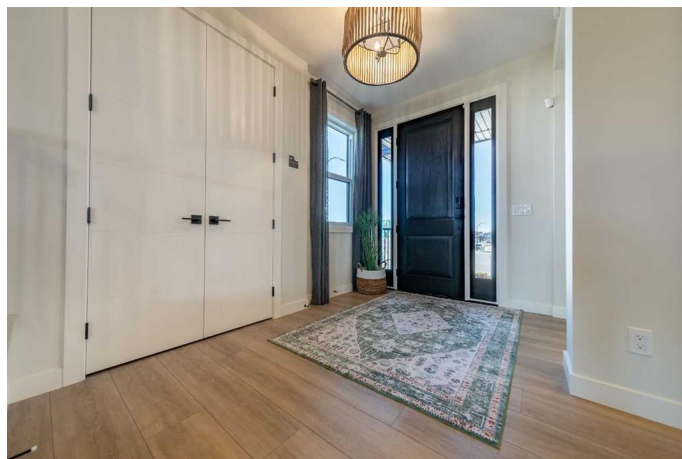
\$922,300

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! 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. Upstairs, you'll find a versatile bonus room and elegant railing with iron spindles throughout the stairwell. Enjoy the added perks of 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! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentialsâ€”even providing boxes! Photos are representative. See developer website for more information on HOA fees.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199240 |
| Price | \$922,300 |
| 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 | Open Floorplan, Separate Entrance, Tankless Hot Water, Double Vanity, Kitchen Island, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Range Hood, 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 | 104 |
| Zoning | TBD |
| HOA Fees | 150 |
| HOA Fees Freq. | ANN |

Listing Details

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

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