



# 225229 Creekside Drive Calgary Alberta

\$1,370,000

Still under warranty this exceptional turnkey opportunity is perfectly positioned for an investor to just step in. The upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining area, half bathroom and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed the functional level. Downstairs you will find the 1-bedroom legal basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Sirocco in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development such as a new commercial complex and school at the end of the street! There is also opportunity to purchase each side of the duplex separately. Proforma for this professionally managed building available upon request. (id:6769)

- Kitchen 10.00 Ft x 8.67 Ft
- Living room 17.00 Ft x 12.58 Ft
- Furnace 5.75 Ft x 8.75 Ft
- Laundry room 3.75 Ft x 3.50 Ft
- Bedroom 12.58 Ft x 9.92 Ft
- 4pc Bathroom 8.58 Ft x 4.92 Ft
- Kitchen 10.00 Ft x 8.67 Ft
- Living room 17.00 Ft x 12.58 Ft
- Furnace 5.75 Ft x 8.75 Ft
- Laundry room 3.75 Ft x 3.50 Ft

- Bedroom 12.58 Ft x 9.92 Ft
- 4pc Bathroom 8.58 Ft x 4.92 Ft
- Dining room 13.17 Ft x 10.83 Ft
- Living room 14.00 Ft x 11.83 Ft
- Kitchen 11.92 Ft x 12.75 Ft
- Pantry 5.50 Ft x 3.42 Ft
- 2pc Bathroom 5.42 Ft x 5.17 Ft
- Dining room 13.17 Ft x 10.83 Ft
- Living room 14.00 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca