



## 95 Creekside Manor Calgary Alberta

\$598,999

Welcome to your new home in Sirocco, an upscale community in the SW of Calgary. Sirocco is nestled near the creek and thoughtfully designed around a stunning Central Park featuring two soccer fields, a baseball diamond, and a playground. With additional parks, a scenic storm pond, and planned retail space, Sirocco offers the perfect balance of nature, convenience, and family-friendly living. This 1,750 sq. ft. home showcases thoughtful design throughout, beginning with a main floor bedroom and full bathroom—ideal for guests or a private home office. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, a versatile bonus room, convenient upper-floor laundry, and two full bathrooms, providing comfort and function for the entire family. The unfinished basement is upgraded and ready for potential future development, featuring a 9-foot foundation, rough-in for a bathroom, two oversized windows, and a dedicated separate side entrance—making it ideal for potential future development or extended living space. This is a brand-new, never-lived-in home with immediate possession available.. Photos are representative. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.50 Ft x 9.50 Ft

Other 13.42 Ft x 8.00 Ft

Great room 13.00 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 13.67 Ft x 8.00 Ft

Primary Bedroom 13.67 Ft x 12.00 Ft

Bedroom 10.00 Ft x 9.50 Ft

Bedroom 9.50 Ft x 9.50 Ft

Listing Presented By:



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