



## 32 Creekside Rise Calgary Alberta

\$539,900

DUPLEX MEANS COMPROMISE? NOT HERE. This west-facing home rewrites the rulebook—designed to feel detached in all the ways that count. The curb appeal lands first: a FULL-WIDTH FRONT PORCH, balanced architecture, and the kind of proportions that make you pause before realizing it's technically attached. Inside, 1,492 square feet unfold with intention. The main floor keeps flow and function equal—9' CEILINGS, a 50" ELECTRIC FIREPLACE with a built-in TV niche, and living/dining zones that stay connected without feeling crowded. The kitchen earns its keep with QUARTZ COUNTERS, FULL-HEIGHT CABINETRY, and a SILGRANIT UNDERMOUNT SINK. Gas rough-ins are already in place for both the range and the barbecue, while the installed electric appliances keep move-in simple. Upstairs, the primary bedroom stands out thanks to its windowed walk-in closet—a natural-light perk you rarely see at this price point. The ensuite brings a clean, modern feel with its tile-and-glass shower, creating a quiet little retreat at the end of the day. Two additional bedrooms offer flexibility for kids, guests, or home office needs, and laundry is right where you want it—steps from the closets, not a flight of stairs away. Downstairs, the SUNSHINE BASEMENT comes ready for whatever's next: 9' foundation walls, SEPARATE SIDE ENTRY, 200-amp panel, rough-ins for laundry as well as a wet bar, and an UPGRADED 80-GALLON HOT-WATER TANK are already waiting. Outside, an EAST-FACING RAISED REAR DECK with stairs down to grade catches the morning light, and a 20'x20' parking pad leaves room for a future garage. Set in Sirocco at Pine Creek, this southwest pocket blends foothills scenery with modern convenience. MINUTES FROM ESTABLISHED AMENITIES and bordered by the PINE CREEK VALLEY and SIROCCO GOLF CLUB, it's a community that already feels grounded but still has room to grow. Wide streets, calm architecture, and ...

Other Measurements not available

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Living room 12.00 Ft x 13.00 Ft

Other 12.75 Ft x 9.17 Ft

Pantry .00 Ft x .00 Ft

Primary Bedroom 12.33 Ft x 13.00 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

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Listing Presented By:



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CIR Realty

<http://designerrealestate.ca/>

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Dining room 10.00 Ft x 13.00 Ft

2pc Bathroom Measurements not available

Other Measurements not available

Bedroom 10.00 Ft x 9.33 Ft

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