



96 Creekside Rise Calgary Alberta

\$559,900

Sirocco at Pine Creek is ONE OF THOSE SOUTHWEST COMMUNITIES THAT FEELS LIKE YOU'RE SLIGHTLY REMOVED FROM THE NOISE -- perched near Sirocco Golf Club, threaded with pathways, and still close enough to Shawnessy and major routes that daily life stays easy. It's calm without being isolated. And that balance matters. Now let's talk about THE HOUSE. This MOVE-IN READY Leonard offers 1,628 square feet, three bedrooms, 2.5 baths, and a layout that actually understands how people live. There's a POCKET OFFICE ON THE MAIN FLOOR -- not an afterthought, not a desk squeezed into a hallway -- but a real, defined workspace that keeps your dining table from becoming mission control. The kitchen delivers the upgrades you want upfront: QUARTZ COUNTERTOPS, 48" UPPER CABINETS, A CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and cabinetry that stretches with intention. The living room is anchored by a clean 50" ELECTRIC FIREPLACE FEATURE WALL, keeping the space modern and uncomplicated. Upstairs, a CENTRAL BONUS ROOM gives you flexibility -- movie nights, a reading nook, a place for kids to orbit without taking over the entire house. Laundry is up where it belongs. No hauling baskets up and down stairs like it's 2003. And here's where this one gets strategic. The unfinished basement isn't just empty square footage -- it's already built for what comes next. With 9-foot foundation walls, a separate side entrance, an 80-GALLON HOT WATER TANK, and PLUMBING ROUGH-INS IN PLACE for a future bathroom, laundry, and full kitchen setup (including sink and dishwasher), the groundwork is done. Large 5' x 2' egress windows at both the front and rear bring in natural light, so if you decide to build out a secondary living area (subject to approvals and permitting), it won't feel like an afterthought -- it will feel intentional. Out back, the rear deck gives you that everyday outdoor extension -- morning coffee, ...

Other Measurements not available

Living room 16.17 Ft x 13.00 Ft

Office 6.08 Ft x 5.67 Ft

Dining room 8.67 Ft x 13.00 Ft

Other 14.17 Ft x 13.00 Ft

Bonus Room 11.00 Ft x 8.33 Ft

3pc Bathroom Measurements not available

Primary Bedroom 11.42 Ft x 13.00 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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CIR Realty

<http://designerrealestate.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Pantry Measurements not available
2pc Bathroom Measurements not available
Other Measurements not available

Bedroom 10.00 Ft x 9.17 Ft
Bedroom 10.00 Ft x 9.50 Ft
Laundry room Measurements not available