

# \$775,000 - 294 Creekside Way Sw, Calgary

MLS® #A2222398

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

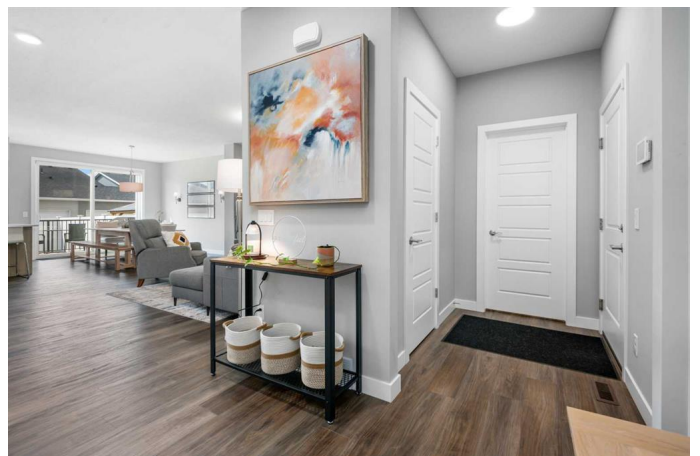
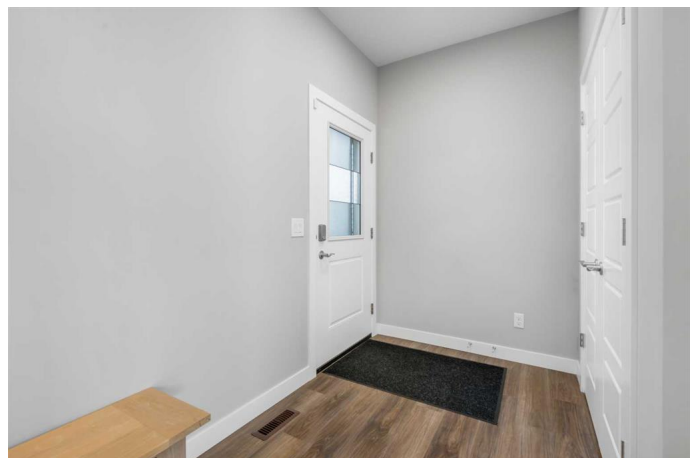
OPEN HOUSE | SATURDAY & SUNDAY |  
MAY 24 & 25 | 2â€“4 PM

Welcome to a timeless blend of elegance, comfort, and smart designâ€”making its debut on the market for the very first time. Sensibly priced and move-in ready, this opportunity wonâ€™t last long!

Located in Pine Creekâ€™s exclusive Sirocco pocketâ€”soon to host the 2025 Stampede Rotary Dream Home and the Childrenâ€™s Hospital Lottery Homeâ€”this sought-after community combines traditional lots with scenic pathways, elevating long-term value and lifestyle appeal.

Less than five years old, this 3-bed, 2.5-bath home offers a bright, open-concept layout with upscale finishes throughout. A floor-to-ceiling tiled fireplace adds a sophisticated focal point in the living room, while the chefâ€™s kitchen impresses with quartz countertops, gas cooktop, convection wall oven, and ample cabinetry.

Upstairs, an inviting bonus room offers flexible space for movie nights or quiet relaxation. All three bedrooms are generously sized with walk-in closets. The smart layout places the two secondary bedrooms on either side of a 4-piece bathroom, while the private primary suiteâ€”complete with a spa-like 5-piece ensuiteâ€”is a true retreat is located at the



other end. The well-appointed walk-in closet is sure to impress even the most discerning fashionistas.

The undeveloped basement offers endless possibilities—home gym, theatre, guest suite, or legal suite (subject to city approval)—waiting for your vision.

Additional Features:

Central A/C

Fully fenced, landscaped yard

Sunny south-facing backyard exposure with back lane access

Alberta New Home Warranty (Envelope to 2028 | Structural to 2031)

All this in a quiet, elevated setting just minutes from Spruce Meadows, shopping, future LRT, and ridge views of Sirocco Golf Club. With plans for a future middle school and sports field, Sirocco offers both luxury and longevity.

Every detail has been curated for style, function, and value. Don’t miss your chance to own in one of Calgary’s most exciting and soon-to-be-celebrated communities.

Built in 2020

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222398  |
| Price      | \$775,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,268       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 294 Creekside Way Sw |
| Subdivision | Pine Creek           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4B9              |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Convection Oven |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Family Room, Blower Fan, Heatilator   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street |

|              |                          |
|--------------|--------------------------|
|              | Lighting                 |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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