

# \$598,999 - 95 Creekside Manor Sw, Calgary

---

MLS® #A2229801

**\$598,999**

4 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

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.



Built in 2024

## Essential Information

MLS® #	A2229801
Price	\$598,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,751
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	95 Creekside Manor Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L0X0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	28
Zoning	R-G

## Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.