

# \$824,900 - 52 Creekside Path Sw, Calgary

MLS® #A2266517

**\$824,900**

3 Bedroom, 3.00 Bathroom, 2,544 sqft  
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

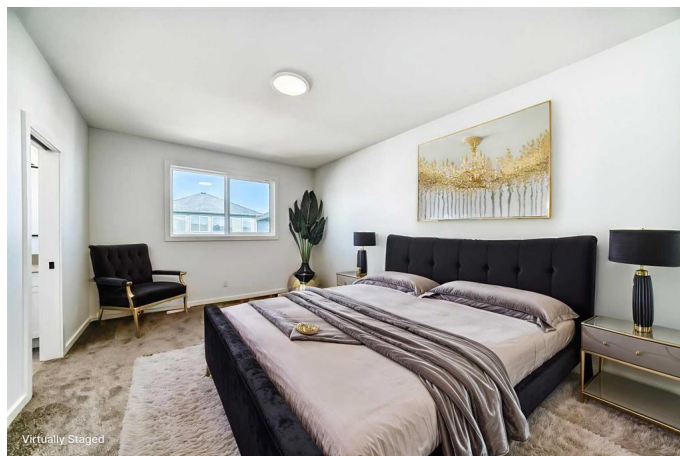
OPEN HOUSE - SAT NOV 8TH  
1:00PM-4:00PM - THE THING ABOUT A  
GREAT HOUSE IS THAT YOU STOP  
NOTICING IT.

You stop thinking about where to put the  
couch, or how many outlets there are in the  
kitchen. It just works. The light lands where it  
should. The sounds carry the right way.  
There's space when you need it, and calm  
when you don't.

BRAND NEW, NEVER LIVED IN, and  
designed for the way people actually exist. Not  
Pinterest-perfect people. Real ones. The kind  
who work from the kitchen island, throw  
laundry in mid-meeting, and use the deck for  
everything from dinner to decompressing.

It's 2,544 SQUARE FEET that doesn't  
waste a single inch. NINE-FOOT CEILINGS  
ON EVERY FLOOR. ENGINEERED OAK  
FLOORS that can take a beating and still look  
good. A kitchen that doesn't shout but  
quietly wins a QUARTZ WATERFALL  
ISLAND, BUILT-IN OVEN, GAS COOKTOP,  
cabinetry to the ceiling, Silgranit sink. You  
don't even realize how high the standards  
are until you walk into another house and start  
noticing what's missing.

The main floor feels like movement - open  
without being empty. The fireplace wall  
grounds it. The THREE-PANEL PATIO DOOR  
leads to a deck that actually fits a table and a



grill. And tucked just out of the way is a FLEX ROOM – the most honest kind of space, ready to be whatever life needs next.

Upstairs, the layout keeps earning its keep. EVERY BEDROOM HAS ITS OWN WALK-IN CLOSET, so storage never turns into a negotiation. The BONUS ROOM catches the afternoon light – far enough from the bedrooms to feel like a reset, close enough to stay connected. And the primary ensuite is built for real mornings, not staged ones: DOUBLE SINKS, a DEEP SOAKER TUB, space to breathe. Laundry™s right where it should be, complete with another Silgranit sink, because details like that are what end up mattering most.

Underneath it all, the structure matches the thoughtfulness – TWO-ZONE FURNACE, 200-amp service, SIDE ENTRY for future development. Not upgrades for show, but choices that make living here simpler, smoother, better.

Outside, Sirocco at Pine Creek is THE SWEET SPOT OF THE SOUTHWEST – close enough to everything, far enough from the noise.

And this home fits right into that rhythm – steady, balanced, and quietly BUILT TO LAST. You™ll get it the second you walk in. ¢ PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.

Built in 2025

### **Essential Information**

MLS® #	A2266517
Price	\$824,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,544
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	52 Creekside Path Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5W1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Built-In Oven
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed, Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 28th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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