# \$629,900 - 945 Creekview Drive Sw, Calgary

MLS® #A2203744

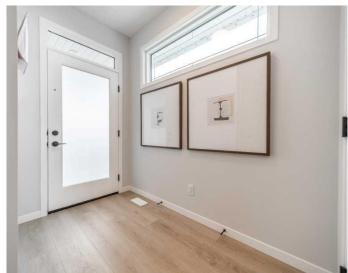
# \$629,900

3 Bedroom, 3.00 Bathroom, 1,821 sqft Residential on 0.07 Acres

Pine Creek, Calgary, Alberta

Welcome to this brand-new, beautifully designed semi-detached home, crafted by the award-winning Cedarglen Homes. Sitting on a desirable corner lot, this home is flooded with natural light from extra windows & features a charming front porch, perfect for enjoying your morning coffee or unwinding in the evening. Step inside to discover luxury vinyl plank flooring that flows throughout the main level, setting the stage for a warm and inviting space. The open-concept layout is designed for seamless living and entertaining, featuring a chef-inspired kitchen with stunning warm wood-toned cabinetry, sleek quartz countertops, an upgraded vertical subway tile backsplash, and a spacious pantry for ample storage. With a \$6,000 appliance allowance, you have the flexibility to choose the appliances that best suit your lifestyle. The large dining area transitions effortlessly into the bright and airy great room, where oversized windows let in an abundance of natural light. A main floor flex room offers the perfect space for a home office, playroom, or reading nook. A 2-piece powder room and mudroom with built-in bench and coat hooks complete this level for added functionality. Upstairs, the central bonus room serves as a cozy retreatâ€"ideal for movie nights or a quiet relaxation space. The primary suite is a true sanctuary, offering plenty of space for a king-size bed, a walk-in closet, and a 4-piece ensuite with dual vanities and a walk-in shower. Two additional bedrooms, a full







bathroom with quartz countertops, and a convenient upstairs laundry room complete this floor, making daily living effortless. The unfinished basement offers endless potential with a separate entrance and rough-ins completed for a legal suite (city approval and permits required). Whether you envision a rental suite, home gym, or entertainment area, this space is ready for your creativity. Outside, the brand-new backyard deck with a BBQ gas line is perfect for summer gatherings, and the \$2,000 landscaping credit ensures you can personalize your front yard within the first year of ownership. Located in the picturesque CreekView community, this home provides the perfect balance of nature and convenience. Enjoy easy access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and scenic walking paths, all while being surrounded by lush green spaces. This is the perfect place to call home. Don't miss outâ€"book your private showing today! \*NOTE: Photos are from a different property of the same model. Interior finishings will differâ€"refer to the last photo for the exact selections in this home.\*

## Built in 2024

### **Essential Information**

MLS® # A2203744 Price \$629,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,821

Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 945 Creekview Drive Sw

Subdivision Pine Creek

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5X6

## **Amenities**

Parking Spaces 2

Parking Alley Access, Parking Pad

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless

Hot Water, Walk-In Closet(s)

Appliances None

Heating High Efficiency

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025

Days on Market 31

Zoning R-Gm

# **Listing Details**

Listing Office Royal LePage Benchmark

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.