

# \$595,900 - 949 Creekview Drive Sw, Calgary

MLS® #A2203750

**\$595,900**

3 Bedroom, 3.00 Bathroom, 1,824 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

Step into this stunning brand-new semi-detached home, built by the award-winning Cedarglen Homes. Boasting 1824 sq ft on the main and upper floor, this home has everything you need! From the moment you walk through the front door, you'll be captivated by the modern finishes, functional design, & incredible natural light that fills the space. The main floor boasts luxury vinyl plank flooring, leading you into an open and inviting layout. The chef-inspired kitchen features sleek white cabinetry, quartz countertops, an upgraded square subway tile backsplash, and a spacious pantry for all your storage needs. The buyer will also have the opportunity to select their preferred appliances at the builder's supplier with a \$6,000 allowance. The large dining area flows seamlessly into the great room, where oversized windows bring in an abundance of natural light. A flex room on the main level 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. Upstairs, the central bonus room creates the perfect retreat for movie nights or a cozy lounge space. The spacious primary suite is large enough for a king-size bed and features a luxurious 4-piece ensuite with dual vanities, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bathroom with quartz countertops, and a convenient upstairs laundry room provide everything you need for modern



living. The unfinished basement comes with a separate entrance, offering the potential for future development—whether you envision a legal suite (rough ins completed - this would require approval & permitting by the city/municipality), gym, or entertainment area, the possibilities are endless! Outside, a brand-new backyard deck with a BBQ gas line is ready for summer gatherings, and the \$2,000 landscaping credit ensures you can customize your front yard to your liking when you move in. Nestled in the picturesque community of CreekView, this home offers the perfect blend of tranquility and convenience. Enjoy nearby access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and scenic walking paths—all while being surrounded by nature. Don't miss out on this incredible opportunity! Book your private showing today and make this home yours. \*Please note: Photos are from a different property of the same model. Interior finishings are different - refer to the last photo for the exact selections in this home.

Built in 2024

**Essential Information**

MLS® #	A2203750
Price	\$595,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,824
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

## Community Information

Address	949 Creekview Drive Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X6

## Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access

## 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 Yard, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	100
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.