

# \$922,300 - 71 Creekside Path Sw, Calgary

MLS® #A2199240

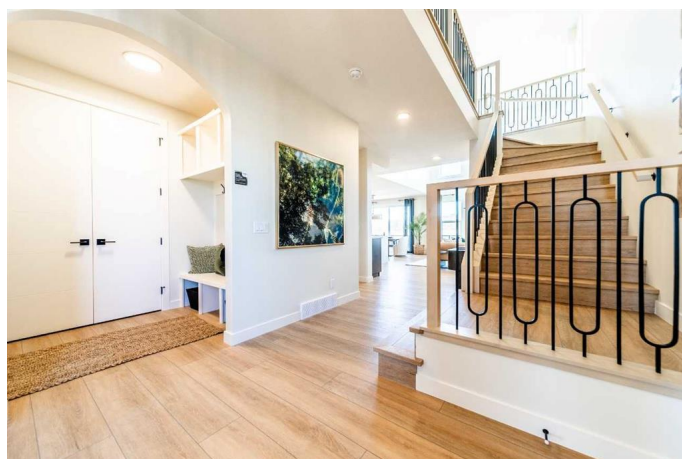
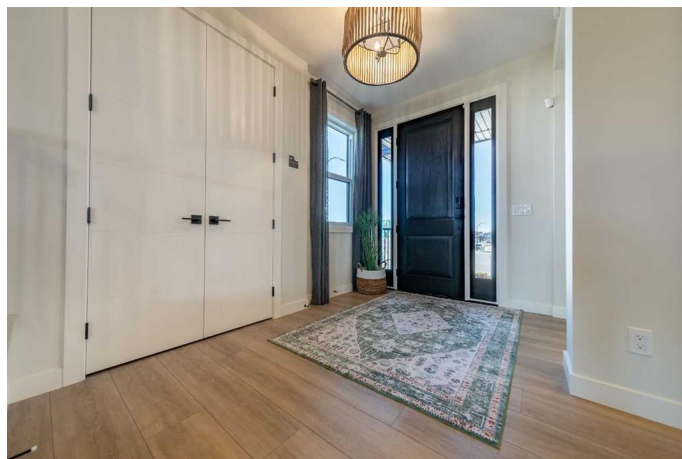
**\$922,300**

4 Bedroom, 3.00 Bathroom, 2,617 sqft

Residential on 0.09 Acres

Pine Creek, Calgary, Alberta

Step into the Amber, a home that blends style and practicality at every turn! The executive kitchen boasts a stunning waterfall island, built-in stainless-steel appliances, and convenient pots and pans drawers beneath the cooktop. The main floor features luxurious vinyl plank flooring, a cozy gas fireplace, and an open-to-above great room that adds to the airy, spacious feel. Retreat to your ensuite with a fully tiled shower and 10mm glass swing door. Dual sinks in both the ensuite and main bath, plus a handy bank of drawers for extra storage. Upstairs, you'll find a versatile bonus room and elegant railing with iron spindles throughout the stairwell. Enjoy the added perks of triple-pane windows and extra natural light throughout, and take advantage of the rear deck with railing for outdoor enjoyment. With a side entrance and a flex room on the main floor, the Amber is designed for modern living! The executive kitchen boasts a stunning waterfall island, built-in stainless-steel appliances, and convenient pots and pans drawers beneath the cooktop. The main floor features luxurious vinyl plank flooring, a cozy gas fireplace, and an open-to-above great room that adds to the airy, spacious feel. Retreat to your ensuite with a fully tiled shower. Upstairs, you'll find a versatile bonus room and elegant railing with iron spindles throughout the stairwell. Enjoy the added perks of extra natural light throughout, and take advantage of the rear deck with railing for outdoor enjoyment. With a side entrance and a



flex room on the main floor, the Amber is designed for modern living! Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentialsâ€”even providing boxes! Photos are representative. See developer website for more information on HOA fees.

Built in 2024

**Essential Information**

MLS® #	A2199240
Price	\$922,300
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,617
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	71 Creekside Path Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5V8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Separate Entrance, Tankless Hot Water, Double Vanity, Kitchen Island, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	100
Zoning	TBD
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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