$709,900 - 149 Creekview Manor Sw, Calgary

MLS® #A2228756

$709,900

5 Bedroom, 4.00 Bathroom, 1,825 sqft
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

QUICK POSSESSION ALERT - READY FOR JULY 2, 2025 | Discover where thoughtful design meets everyday comfort in this Columbia 18 model by Cedarglen Homes, perfectly positioned in the scenic and emerging community of Creekview in southwest Calgary. Just steps from nature and across the street from a beautiful park, this home offers more than just a place to liveâ€"itâ€™s a place to thrive. Step inside to find a bright, airy main floor where sunlight pours through oversized windows, guiding you into the spacious great room at the rear of the home. Whether itâ€™s a quiet evening in or a celebration with friends, this space offers the perfect backdrop. The kitchen is a showpieceâ€"elevated with light grey cabinetry, quartz countertops, and a stunning backsplash that adds a touch of flair. An oversized island invites connection, while the included $8700 appliance allowance ensures you can personalize your culinary space to match your lifestyle. A main floor flex room at the front of the home adds versatilityâ€"ideal as a home office, kidsâ€™ playroom, or creative studio. Upstairs, a centrally located bonus room brings family time to life while offering thoughtful separation between the three bedrooms. The primary suite is a true retreat, complete with a spa-like ensuite featuring dual sinks, a tiled walk-in shower, and a spacious walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room round out the upper level with

both function and flair. Adding even more value, this home includes a fully legal 2-bedroom basement suite with a private entrance, kitchen, laundry, living space, and 4-piece bathroomâ€"perfect for multi-generational living or rental income. Step outside to enjoy a finished deck with a gas lineâ€"ideal for summer BBQsâ€"and take advantage of a $2,000 landscaping rebate to help shape your outdoor vision. Set against the natural beauty of the Pine Creek Valley, Creekview is a growing community designed for connectionâ€"featuring future schools, playgrounds, scenic walking paths, and nearby access to Macleod Trail, Stoney Trail, and Township Shopping Centre. This is more than a homeâ€"itâ€™s a place to grow, gather, and thrive. Secure your spot in Creekview before itâ€™s gone. ***Please note: Interior finishes will differ from the photos shown. Refer to the final image for this homeâ€™s specific interior selections.

Built in 2024

Essential Information

MLS® #	A2228756
Price	$709,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	149 Creekview Manor Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X9

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark