

# \$734,370 - 24 Creekview Manor Sw, Calgary

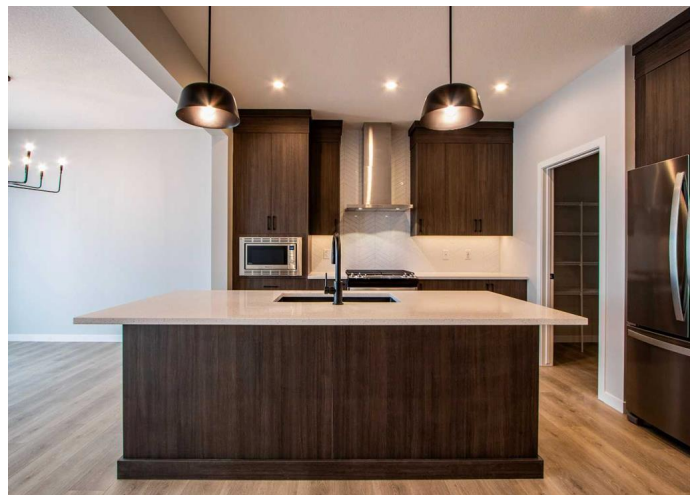
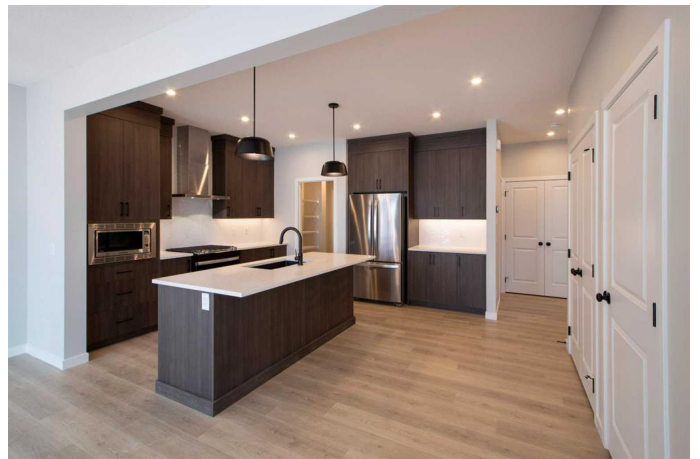
MLS® #A2189304

## \$734,370

3 Bedroom, 3.00 Bathroom, 1,796 sqft  
Residential on 0.09 Acres

Pine Creek, Calgary, Alberta

Welcome to 24 Creekview Manor SW, where elegance meets functionality in this expertly crafted Basil model by the award-winning Baywest Homes. This home is perfect for today's growing family with 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room. Inside, the chef's kitchen boasts a large central island—ideal for casual dining, and entertaining guests. The open-concept main floor offers a cozy great room with oversized triple pane windows that look out to the backyard and seamlessly flow into the dining room for an inviting, airy feel. Upstairs, a large bonus room awaits, alongside three well-sized bedrooms and a convenient laundry room. The primary suite is a true retreat, offering a luxurious ensuite and a large walk-in closet. Two additional bedrooms share a well-appointed full bathroom. Ask the showhome about the walk-out basement options for a legal suite or basement development to customize the home to your unique needs. Nestled alongside the stunning Sirocco Golf Club, Creekview offers a perfect balance of nature and convenience for those who love life on the greens. For all your shopping needs Township Shopping Centre in nearby Legacy boasts over 50 retailers and services, including popular destinations like Sobeys, Cobs Bread, The Canadian Brewhouse, Winners, and more. Families will appreciate the planned future school site, conveniently located near the community entrance, ensuring a short and safe walk or



bike ride for students. Creekview also features numerous parks, playgrounds, and sports fields, offering ample outdoor recreation opportunities for residents of all ages.

**\*\*Photos are of the Showhome and may not exactly represent the finished product.**

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189304    |
| Price          | \$734,370   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,796       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 24 Creekview Manor Sw |
| Subdivision | Pine Creek            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 5Y3               |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, |
|-------------------|------------------------------------------------------------------|

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Recessed Lighting, Storage, Walk-In Closet(s)                |
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air, Natural Gas                                      |
| Cooling      | None                                                         |
| Has Basement | Yes                                                          |
| Basement     | Full, Unfinished, Walk-Out                                   |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Yard, Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Cement Fiber Board, Vinyl Siding              |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 87                 |
| Zoning         | R-CG               |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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