

# \$549,900 - 969 Creekview Drive Sw, Calgary

MLS® #A2202280

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

READY FOR POSSESSION MAY 2025 |

Welcome to the Holden model by Cedarglen Homes, where modern elegance meets thoughtful design in this brand-new build.

Nestled in the scenic CreekView community in SW Calgary, this home offers stunning wetland views right from your front porch and easy access to 4 km of walking trails along Pine Creek. Step inside and be greeted by 9'™ ceilings, luxury vinyl plank flooring, & an abundance of natural light that fills the open-concept main floor. The spacious great room at the front of the home is the perfect place to unwind, while the dining area is ideal for hosting family and friends. The kitchen features sleek dark cabinetry, chrome hardware & fixtures, quartz countertops, & strategically placed pot lights to create a warm and inviting space. Plus, with a \$6,250 appliance allowance, you can personally select the appliances that best suit your lifestyle. Just off the kitchen, a mudroom with built-in bench and coat hooks keeps everyday essentials organized, while a 2-piece powder room adds convenience. Step outside to your completed deck, perfect for summer BBQs and relaxing evenings. Upstairs, three spacious bedrooms, two full bathrooms, and a laundry room provide the perfect layout for modern living. The primary suite is a serene retreat, complete with a walk-in closet and beautiful ensuite featuring quartz counters, an undermount sink, and a walk-in shower. The two additional bedrooms are generously sized, & the 4-piece



main bathroom includes a quartz vanity and tub/shower combo. Laundry is conveniently located on this level, making everyday chores effortless. The unfinished basement comes with a separate entrance, offering endless possibilities for future development. Plus, this home is covered under the Alberta New Home Warranty Program, ensuring peace of mind for years to come. As an added bonus, the buyer will receive a \$2,000 landscaping credit to complete their front yard within a year of possession. Set in a prime location, youâ€™ll love the tranquil yet connected lifestyle CreekView has to offer. Enjoy quick access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and countless local amenities, all while being surrounded by nature. This home is the perfect blend of style, function, and locationâ€”schedule your showing today and make it yours! \*Please note: Photos are from a different property, same model - the interior finishes are different. Please refer to the last photo for specific interior selections for this home.

Built in 2024

Essential Information

MLS® #	A2202280
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	969 Creekview Drive Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X6

## Amenities

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

## Interior

Interior Features	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s), Separate Entrance
Appliances	See Remarks
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 14th, 2025
Days on Market	70
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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