

# \$1,099,000 - 174 Creekside Way Sw, Calgary

MLS® #A2207836

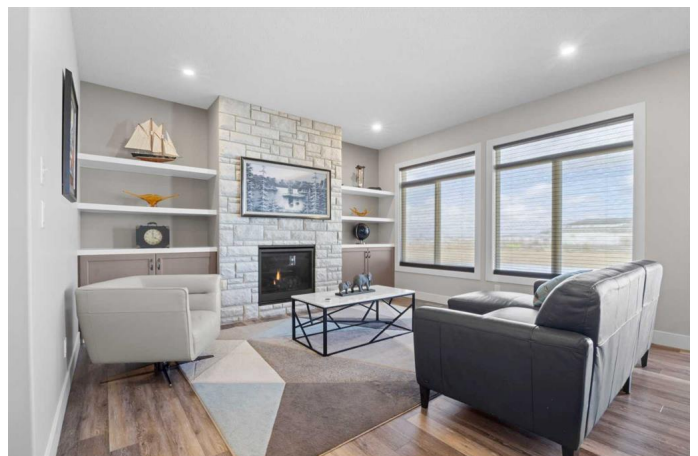
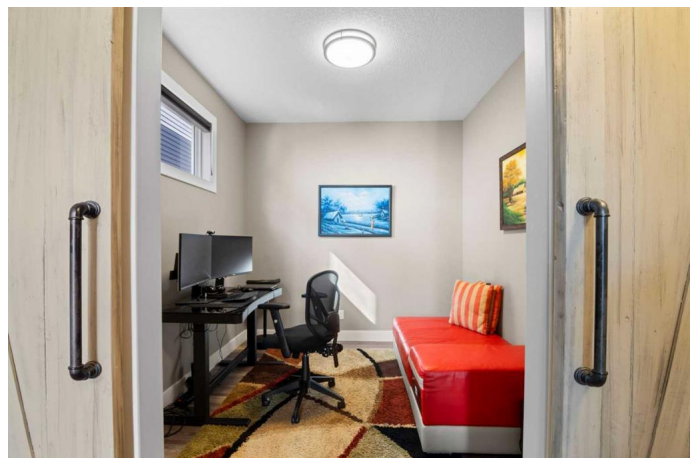
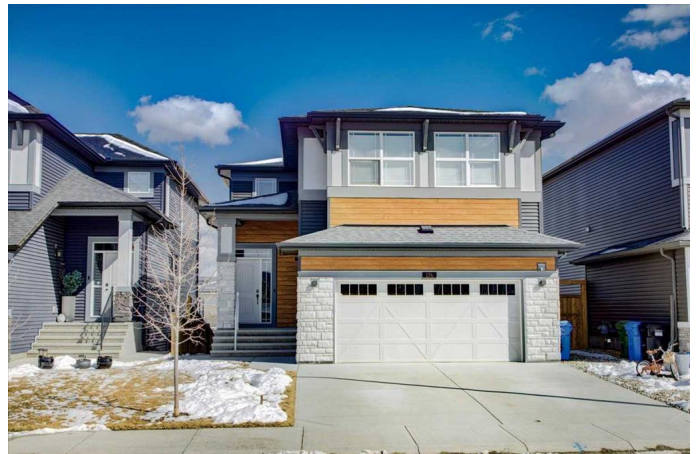
**\$1,099,000**

4 Bedroom, 5.00 Bathroom, 2,578 sqft

Residential on 0.09 Acres

Pine Creek, Calgary, Alberta

Welcome to 174 Creekside Way SW where style, space, and functionality meet in this exceptional 2-storey walkout home, offering over 3,500 sq ft of living space on 3 levels and a fully finished legal 2-bedroom basement suite. Backing directly onto the pond, this stunning property blends modern elegance with multi-generational or investment potential. As you step inside, you're welcomed by a private main floor office with a stylish barn door, perfect for remote work. The spacious family room features a cozy fireplace with beautiful rock accents, creating a warm and inviting atmosphere. The chef's kitchen is the heart of the home with a large central island, a bright breakfast nook, and an additional spice kitchen—ideal for those who love to cook and entertain. A convenient 2-piece bathroom and mudroom with ample storage complete the main level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat with a custom walk-in closet with built-in organizers and a spa-like 5-piece ensuite featuring a soaker tub, glass shower, and double sinks. The second bedroom boasts its own private 4-piece ensuite, while the third bedroom is just steps from another full bath and the convenient upper floor laundry room. A huge bonus room provides flexible space for a media room, playroom, or additional lounging area. The walkout basement is a fully self-contained legal 2-bedroom suite, perfect for rental income or extended family. It offers a



bright family room, fully equipped kitchen, spacious bedrooms, a 4-piece bath, and walkout access to a covered patio overlooking the peaceful pond. Throughout the home, youâ€™ll notice many thoughtful upgrades that elevate both style and function, ensuring every space feels polished and refined. This home offers an unbeatable combination of luxury and versatility in a serene, nature-filled setting. Whether you're looking for space for a growing family or a property with income potential, this home checks every box.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207836    |
| Price          | \$1,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,578       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 174 Creekside Way Sw |
| Subdivision | Pine Creek           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4B1              |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

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

## Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                  |
| Fireplaces        | Electric, Living Room, Stone, Basement                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Suite, Walk-Out                                                                                                                                                              |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Siding                                            |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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