

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

MLS® #A2207836

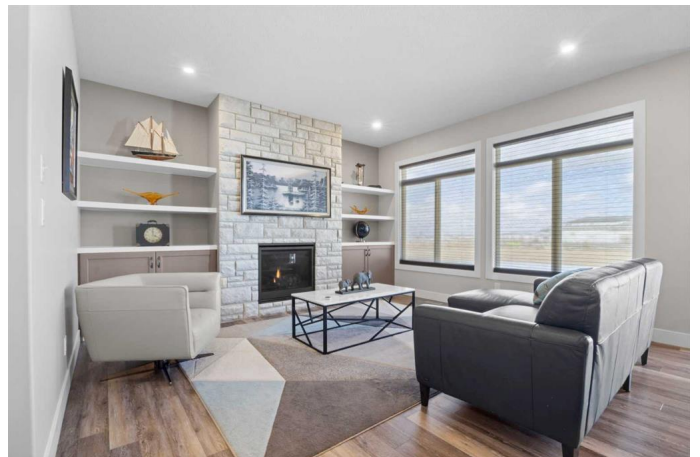
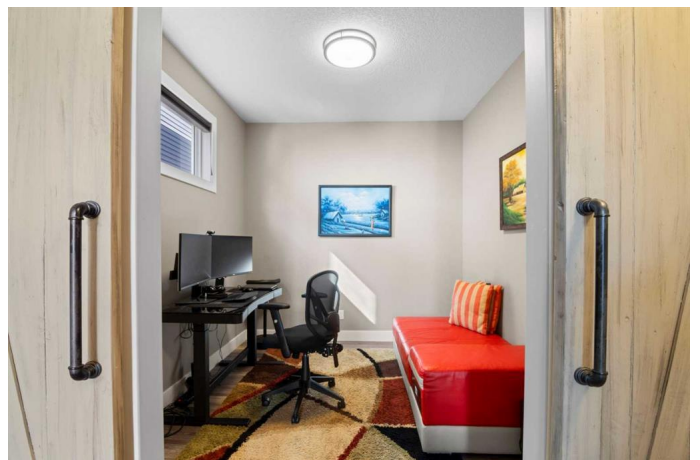
**\$1,099,000**

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
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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	18
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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