

\$559,900 - 1009 Creekview Drive Sw, Calgary

MLS® #A2192996

\$559,900

3 Bedroom, 3.00 Bathroom, 1,399 sqft
Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

READY FOR MOVE-IN FEB 28, 2025!
BRAND NEW HOME IN CREEKVIEW SW â€“
Welcome to the Holden model by Cedarglen Homes, a top-tier, award-winning builder known for quality craftsmanship. This stunning new build offers modern design and thoughtful layout that will instantly impress. Step inside to 9â€™™ ceilings, stylish luxury vinyl plank flooring, and stunning upgrades throughout. At the front of the home, the spacious great room is filled with natural light thanks to oversized windows, creating a bright and inviting atmosphere. The dining area is generously sized, making it ideal for entertaining. The kitchen showcases dark quartz countertops, sleek dark grey cabinetry, chrome hardware & plumbing fixtures, and a water line to the fridge. Strategically placed pot lights illuminate the space beautifully. As an added bonus, the builder is offering a \$6,250 appliance allowance at their preferred supplier, giving the new homeowner the freedom to choose their desired appliances. Just off the kitchen, a mudroom with a built-in bench and coat hooks keeps everything organized, while the 2-piece powder room is conveniently located nearby. Step outside to enjoy the completed deck, perfect for summer BBQs and relaxation. Upstairs, youâ€™™ll find three bedrooms, two full bathrooms, and a laundry room. The primary bedroom is a true retreat with a walk-in closet and an ensuite featuring quartz counters, undermount sink and a walk-in shower. The additional two bedrooms are



generously sized, and the 4-piece main bathroom includes quartz countertops and a tub/shower combo. The laundry room is also located on this level for added convenience. The unfinished basement offers endless possibilities and includes a separate entrance, perfect for future development. Plus, this home is covered under the Alberta New Home Warranty Program, providing peace of mind. As a bonus, the buyer will receive a \$2,000 landscaping credit to complete the front yard within one year of possession. Located directly across from a beautiful wetland, this home offers scenic views from the charming front porch. Nestled in the picturesque CreekView community in SW Calgary, this home is surrounded by nature, with 4 kilometers of walking trails along Pine Creek just steps away. Enjoy the perfect balance of peaceful living and urban convenience, with Township and Shawnessy Shopping Centres and Sirocco Golf Club just minutes away. Don't miss your opportunity to own this exceptional home—book your showing today!

Built in 2024

Essential Information

MLS® #	A2192996
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1009 Creekview Drive Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X6

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in
Appliances	None
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	February 6th, 2025
Days on Market	33
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark
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