

# \$569,900 - 135 Creekview Gardens Sw, Calgary

MLS® #A2236649

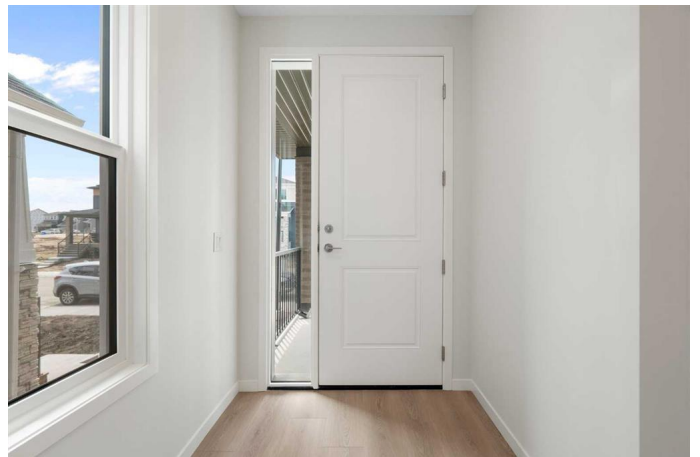
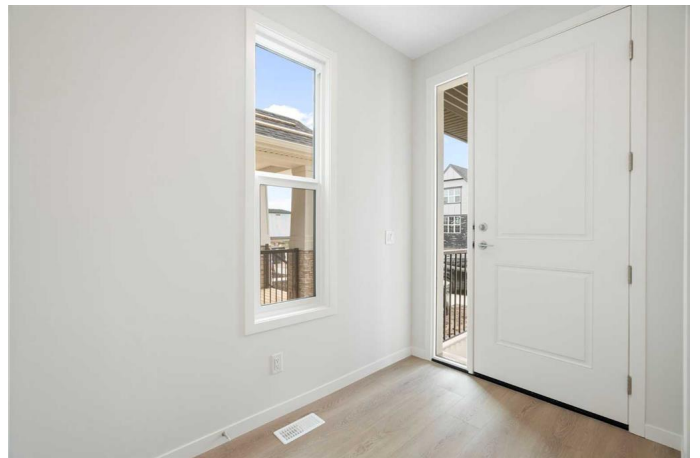
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.06 Acres

Pine Creek, Calgary, Alberta

READY FOR POSSESSION JULY 21, 2025 | Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of CreekView, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the first step inside, you're welcomed by a sense of openness and warmth, as natural light floods the main living space, drawing you toward the expansive great room anchored at the back of the home. The heart of the home is the kitchen—crafted for connection and elevated with two toned cabinetry, striking quartz countertops, designer hardware, and long subway tile backsplash. Whether you're brewing coffee at the oversized island or entertaining guests for dinner, the space blends beauty and function seamlessly. Plus, with a \$6250 appliance allowance, your kitchen can be tailored to match your personal style. Need a quiet space to work or play? A main floor flex room tucked at the front of the home offers just that—perfect as a home office, creative nook, or cozy playroom. Upstairs, the central bonus room brings the family together for movie marathons or game nights, while still offering a touch of separation between the bedrooms. The primary suite is your personal haven, spacious enough for king-sized furnishings and styled with a spa-inspired ensuite—complete with double vanities, a tiled walk-in shower, and a generous walk-in



closet. Two additional bedrooms, a chic full bathroom, and a dedicated laundry room complete the upper level with both style and practicality. The unfinished basement offers endless potential with a separate entrance and rough-ins completed for a legal suite (city approval and permits required). Whether you envision a rental suite, home gym, or entertainment area, this space is ready for your creativity. Outside, the brand-new backyard deck with a BBQ gas line is perfect for summer gatherings, and the \$2,000 landscaping credit ensures you can personalize your front yard within the first year of ownership. Located in the picturesque CreekView community, this home provides the perfect balance of nature and convenience. Enjoy easy access to Township and Shawnessy Shopping Centres, Sirocco Golf Club, and scenic walking paths, all while being surrounded by lush green spaces. This is the perfect place to call home. Donâ€™t miss outâ€”book your private showing today!

Built in 2025

**Essential Information**

MLS® #	A2236649
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	135 Creekview Gardens Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X7

### Amenities

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

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
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 Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	47
Zoning	R-G

### Listing Details

Listing Office	Royal LePage Benchmark
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