

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

MLS® #A2236649

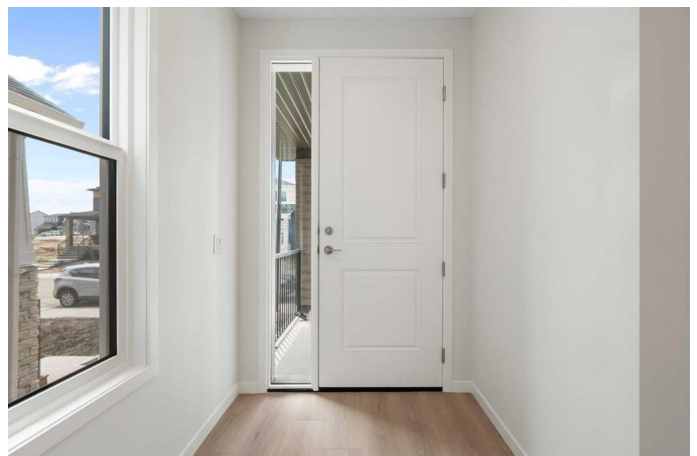
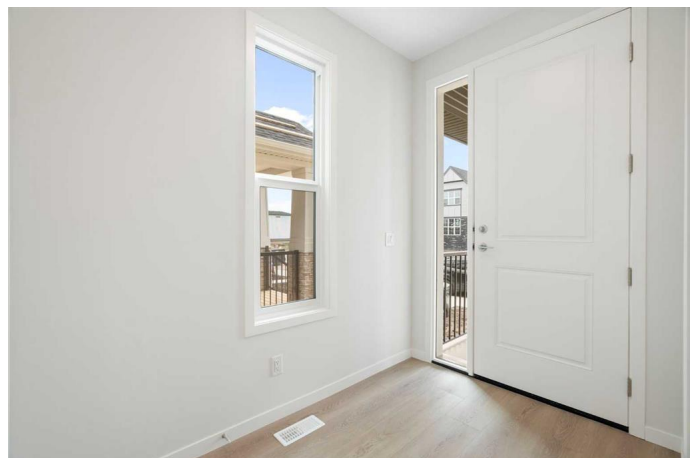
**\$569,900**

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. Don't miss out—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 | 48             |
| Zoning         | R-G            |

### Listing Details

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

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