225 & 229 Creekside Drive SW
Calgary, Alberta

MLS # A2174059

$1,370,000

Division:	Pine Creek
Type:	Residential/Duplex
Style:	2 Storey, Side by Side

Size:	3,216 sq.ft.	**Age:**	2022 (2 yrs old)
Beds:	8	**Baths:**	6 full / 2 half

Garage:	Garage Faces Rear, Quad or More Detached
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Views

Heating:	Baseboard, Electric, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions:	Lower Unit: Refrigerator, Electric Stove, Microwave, Washer, Dryer, Dishwasher

Still under warranty this exceptional turnkey opportunity is perfectly positioned for an investor to just step in. The upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and additional bonus room. Gourmet chefs kitchen offers ceiling height, soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining area, half bathroom and mudroom. Full sized laundry located on the top floor along with large primary bedroom with coffer ceiling, large walk-in closet and beautiful ensuite with deep soaker tub. Additional 2 bedrooms, full bathroom and large bonus room completed the functional level. Downstairs you will find the 1-bedroom legal basement suite with 9 foot ceilings, large windows and the same upgraded finishes throughout including designer tiles, wide plank flooring and LED pots lights. Located in the new community of Sirocco in Pine Creek this property is steps from greenspace, soon to be exceptional amenities and lots of new development such as a new commercial complex and school at the end of the street! There is also opportunity to purchase each side of the duplex separately. Proforma for this professionally managed building available upon request.