

**68 Creekside Path SW**  
**Calgary, Alberta**

**MLS # A2208286**



**\$869,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Pine Creek  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,544 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Rectangular Lot          |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

**NEW SHOWHOMES SATURDAY APRIL 5TH!!** Some homes just have that certain something—and this one delivers from the curb to the back fence. Welcome to 68 Creekside Path SW, a standout new construction home from Homes by Avi in the master-planned community of Sirocco at Pine Creek. This isn't your average suburban build—it's where thoughtful design, elevated finishes, and a prime location come together to create something truly special. Set on a traditional lot with a south-facing front exposure, this Lincoln model offers 2,544 sq ft of beautifully crafted living space, a double attached garage, and a host of modern features that make this home a cut above the rest. Step inside and you're welcomed by 9' ceilings on all three floors and wide plank engineered oak flooring across the main level. The heart of the home is an entertainer's dream—an open-concept kitchen with a built-in oven and microwave, gas cooktop, chimney-style hoodfan, and a waterfall quartz island that commands attention. Full-height cabinetry adds style and storage, while a large walk-in pantry keeps things practical. Just off the kitchen, a spacious dining nook flows effortlessly into the great room, where a floor-to-ceiling tiled fireplace and custom mantle creates a showstopping focal point. Need a work-from-home setup or extra flex space? The front-facing main floor office checks that box. Upstairs, a central bonus room separates the primary retreat from two additional bedrooms. The primary bedroom is a true sanctuary, complete with a five-piece ensuite featuring dual sinks, a soaker tub, tiled shower, and an expansive walk-in closet. Upstairs laundry includes a built-in sink and storage, and the separate main floor side entry opens up future potential for the full, undeveloped basement—perfect for added living space,

recreation, or long-term versatility. But what really sets this home apart is its location in Sirocco. This isn't just another new subdivision—it's a community built for connection, relaxation, and long-term value. Nestled against the rolling foothills of Calgary's southwest and bordering a private golf course, Sirocco offers wide streetscapes, stunning views, and quick access to shopping, restaurants, and services in Legacy and Silverado. The future Village Centre will become the heartbeat of the community, bringing even more convenience just minutes from your door. For outdoor enthusiasts, walking trails and parks offer a lifestyle anchored in nature—without giving up urban accessibility. If you've been searching for a single-family home that blends style, space, and smart value in one of Calgary's most promising new communities, this is it. 68 Creekside Path SW offers the peace of mind of new construction, the quality of a trusted builder, and the lifestyle perks only a place like Sirocco can deliver. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.