

# \$869,900 - 68 Creekside Path Sw, Calgary

MLS® #A2208286

**\$869,900**

3 Bedroom, 3.00 Bathroom, 2,544 sqft  
Residential on 0.08 Acres

Pine Creek, Calgary, Alberta

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 basementâ€”perfect for added living space, recreation, or long-term versatility.

But what really sets this home apart is its location in Sirocco. This isnâ€™t just another new subdivisionâ€”itâ€™s a community built for connection, relaxation, and long-term value. Nestled against the rolling foothills of Calgaryâ€™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 natureâ€”without giving up urban accessibility.

If youâ€™ve been searching for a single-family home that blends style, space, and smart value in one of Calgaryâ€™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 â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208286    |
| Price          | \$869,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,544       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 68 Creekside Path Sw |
| Subdivision | Pine Creek           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5V7              |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | None                                                          |
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                          |
| Heating           | High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                       |

|              |                                    |
|--------------|------------------------------------|
| Fireplaces   | Electric, Great Room, Mantle, Tile |
| Has Basement | Yes                                |
| Basement     | Exterior Entry, Full, Unfinished   |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                       |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.