

# \$1,029,000 - 174 Creekside Way Sw, Calgary

MLS® #A2226283

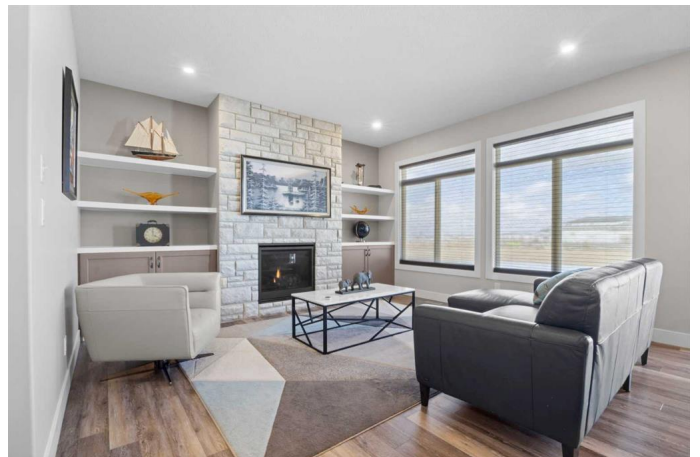
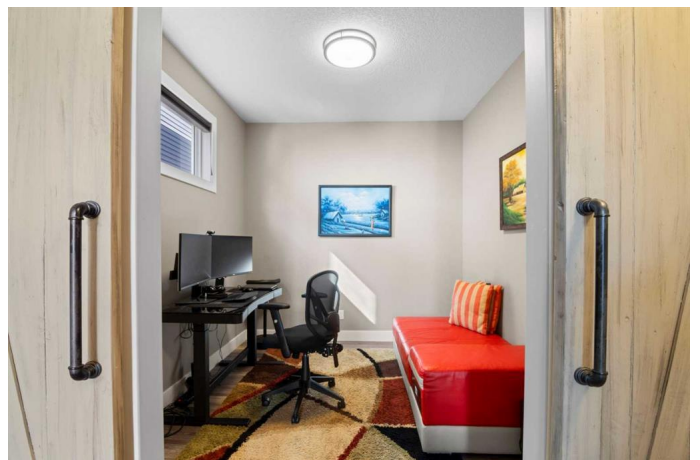
**\$1,029,000**

4 Bedroom, 5.00 Bathroom, 2,578 sqft

Residential on 0.09 Acres

Pine Creek, Calgary, Alberta

A rare opportunity awaits at 174 Creekside Way SW—an expansive and beautifully appointed 2-storey walkout backing directly onto the pond, where nature, luxury, and functionality come together across more than 3,500 sq ft of thoughtfully designed living space. With a fully finished, legal 2-bedroom basement suite, this home is perfectly suited for multi-generational living or savvy investors. From the moment you arrive, it's clear this home is something special. Step inside to discover a versatile main floor office tucked behind a modern barn door—an ideal work-from-home space. The family room invites you in with its rock-accented fireplace, offering a cozy spot to unwind. At the heart of the home is a stunning chef's kitchen, complete with a central island, sunny breakfast nook, and a separate spice kitchen—perfect for preparing elaborate meals or keeping everyday cooking neatly tucked away. A well-planned mudroom and convenient 2-piece bath round out the main level. Upstairs, comfort meets elegance with three spacious bedrooms, including a gorgeous primary retreat featuring a custom walk-in closet with built-in organizers and a luxurious 5-piece ensuite with soaker tub, glass shower, and dual sinks. The second bedroom has its own 4-piece ensuite, while the third bedroom is just steps from another full bathroom and a large, well-equipped laundry room. A spacious bonus room provides even more room to gather—ideal as a media space, playroom, or



second living area. The fully self-contained legal basement suite offers incredible flexibility, with two bright bedrooms, a full 4-piece bathroom, a comfortable living room, and a stylish kitchen. Walkout access to the covered patio and the tranquil pond beyond completes this level, creating a peaceful retreat for guests, family, or tenants. With smart, stylish upgrades throughout and an unbeatable location that combines peaceful views with urban convenience, this home offers so much more than just square footage—it offers lifestyle. Whether you're growing your family or growing your investment portfolio, this property delivers on every front.

Built in 2019

**Essential Information**

MLS® #	A2226283
Price	\$1,029,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,578
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	174 Creekside Way Sw
Subdivision	Pine Creek
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4B1

### Amenities

Amenities Other  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Electric, Living Room, Stone  
Has Basement Yes  
Basement Full, Suite, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 30th, 2025  
Days on Market 16  
Zoning R-G  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® 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.