



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 SPRING CREEK Circle, Calgary T3H 6J6**

MLS® #: **A2141048**      Area: **Springbank Hill**      Listing Date: **06/17/24**      List Price: **\$1,160,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,839 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,275**  
 Low Sqft:  
 Ttl Sqft: **2,275**

DOM

**169**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 14`0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`11" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 14`11"</b>	<b>Office</b>	<b>Main</b>	<b>8`0" x 6`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 15`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 11`7"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`5" x 7`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

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Title: Zoning:  
**Fee Simple** **R-G**  
Legal Desc: **2410263**

Remarks

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Pub Rmks: **Springbank Hill - 201 Spring Creek Circle SW: Excellent pre-construction opportunity to build your dream home! Welcome to the brand new and exclusive development of Aspen Spring Estates, this executive 2 storey Cypress model by Shane Homes includes 2,275 sq ft, 3 bedrooms, 2.5 bathrooms and an attached double car garage. The open main floor plan has the optional super kitchen layout (which includes an additional 20 sq ft + more), stainless steel appliances, walk-through pantry and breakfast bar with seating; breakfast nook with access to the west-facing backyard; living room with electric fireplace and floating wood hearth; IT zone for your home office includes a wood top and drawers; 2 pc powder room and spacious mud room and open to above entry. The large upper level includes a primary bedroom with walk-in closet, 4 pc ensuite with ample counter space, separate shower, tub and toilet; 2 additional bedrooms with walk-in closets and a shared 5 pc main bathroom which can be accessed through each bedroom and the hallway; front facing bonus room and laundry room with shelves for linen storage. The basement remains unspoiled with upgraded 9' basement foundation. Additional optional upgrades included in the purchase price are: exterior gas line to BBQ, exposed aggregate driveway, stucco siding, 8' garage door + much more! Aspen Spring Estates is situated close to Aspen Landing Shopping Centre, just minutes to some of Calgary's best schools, and a short commute to Westside Rec Centre, C-Train station and downtown Calgary. Call for more info!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**