



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

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

Title: **Fee Simple**
Legal Desc: **2410263**

Zoning:
R-G

Remarks

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)**

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