



THE
A-TEAM

**RE/MAX
FIRST**

233 SPRING CREEK Circle, Calgary T3H 6J6

MLS® #: **A2188197**

Area: **Springbank Hill**

Listing Date: **01/16/25**

List Price: **\$1,199,900**

Status: **Pending**

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:

Access:

Lot Feat: **No Neighbours Behind**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,184**
Low Sqft:
Ttl Sqft: **2,184**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	41`3" x 52`3"	Bedroom	Upper	40`2" x 35`10"
Bedroom	Upper	31`5" x 32`7"	5pc Ensuite bath	Upper	30`4" x 28`5"
4pc Bathroom	Upper	16`2" x 28`9"	Den	Main	29`6" x 36`11"
2pc Bathroom	Main	23`0" x 9`3"	Bedroom	Lower	35`10" x 34`9"
4pc Bathroom	Lower	27`4" x 16`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410263

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SAT 1-3PM JAN 18, 2025. Nestled in prestigious Aspen Spring Estates, this brand new home offers 3000 sqft living space with perfect combination of modern and functionality. The exceptional open-concept main floor offers a spacious flex room, open to above living room, bright dining area, gourmet kitchen and 2 pc powder room. The expensive floor to ceiling windows provide plenty of natural sunlight. The main floor is covered with trendy luxury vinyl plank flooring throughout. The chef's kitchen complete with stainless steel appliances, gas cooktop, chimney hood fan, large upgraded quartz conertops, and a convenient walk-through pantry. Plenty of space for hosting gatherings with friends and family. The spacious breakfast nook has easy access to the west-facing deck and backyard without nighbour behind. The upper level offers a master bedroom with walk-in closet & 5 pc ensuite, additional two bedrooms, a shared main bathroom, front facing bonus room and laundry room. The legal suite basment features additional bedroom, living room, full bathroom and second kitchen. Just minutes away from the aspen landing shopping centre, transit and LRT, top ranked schools, parks, and pathways with great access to the mountains. The new home warranty offers new owner peace of mind!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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









