



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 SPRING CREEK Circle, Calgary T3H6J6**

MLS® #: **A2188291**

Area: **Springbank Hill**

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

List Price: **\$1,156,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **4,442 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,064**  
Low Sqft:  
Ttl Sqft: **2,064**

DOM

**16**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Nook</b>	<b>Main</b>	<b>10`10" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 14`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 8`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`0"</b>

**Family Room**

**Upper**

**12`5" x 13`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2410263**

Zoning:

**TBD**

Remarks

Pub Rmks:

**Introducing a pre-construction opportunity by Shane Homes in Calgary's prestigious Aspen Spring Estates. The Katalina - designed for modern families, featuring 4 bedrooms—including one on the main floor—a super kitchen with a 7-ft island, built-in wall oven, microwave, gas cooktop, and walk-in pantry. Upstairs, enjoy a central family room and spacious bedrooms with walk-in closets; the owner's bedroom boasts a luxurious 5-piece ensuite. The undeveloped basement with 9-ft ceilings offers future development potential. Photos are representative.**

Inclusions:

**N/A**

Property Listed By:

**Bode**

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

