



THE
A-TEAM

**RE/MAX
FIRST**

367 SPRING CREEK Circle, Calgary T3H 6G5

MLS®#: **A2189103** Area: **Springbank Hill** Listing Date: **01/21/25** List Price: **\$1,999,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **3,195**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,243 sqft** Ttl Sqft: **3,195**
 Lot Shape:

DOM

1
Layout
 Beds: **7 (5 2)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Stove,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator**
 Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`11" x 5`1"	Bedroom	Main	11`4" x 9`3"
Dining Room	Main	18`5" x 11`1"	Foyer	Main	11`4" x 12`11"
Kitchen	Main	13`9" x 15`7"	Living Room	Main	20`1" x 16`2"
Spice Kitchen	Main	13`3" x 6`1"	3pc Ensuite bath	Upper	11`0" x 5`5"
3pc Bathroom	Upper	8`11" x 4`11"	5pc Ensuite bath	Upper	12`4" x 10`2"
Bedroom	Upper	12`4" x 11`9"	Bedroom	Upper	10`11" x 12`11"
Bedroom	Upper	16`11" x 15`3"	Laundry	Upper	7`5" x 5`6"

Loft
3pc Bathroom
Bedroom
Kitchen

Upper
Basement
Basement
Basement

17`6" x 11`5"
10`0" x 5`1"
10`1" x 11`2"
15`0" x 3`0"

Bedroom - Primary
3pc Bathroom
Bedroom
Game Room

Legal/Tax/Financial

Upper
Basement
Basement
Basement

19`5" x 17`11"
9`1" x 5`5"
10`10" x 11`0"
30`9" x 18`2"

Title:
Fee Simple
Legal Desc:

2310494

Zoning:
R-G

Remarks

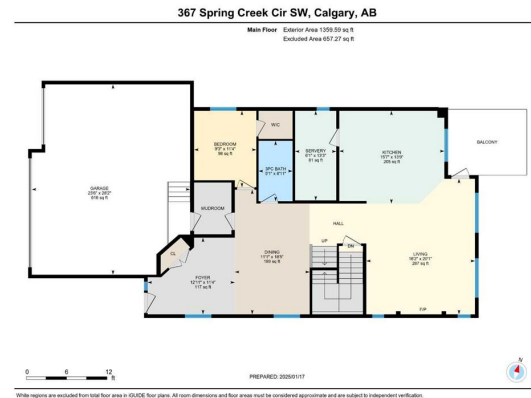
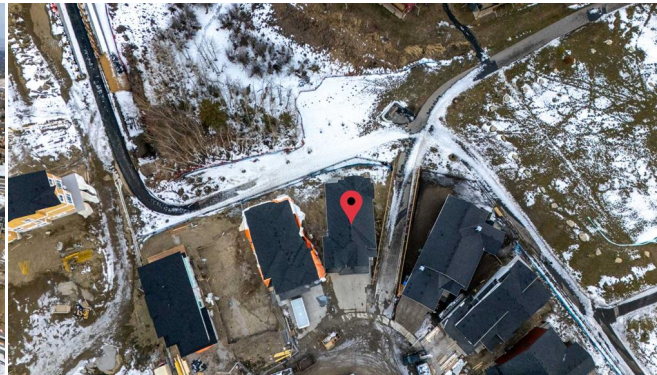
Pub Rmks:

Luxurious Triple Garage Walkout in Spring Bank Hill, Calgary Experience unparalleled luxury in this brand-new walkout home backing onto serene green space. This meticulously upgraded residence boasts seven bedrooms and six full washrooms, including a legal suite in the walkout basement. The house features engineered hardwood flooring, elegant feature walls, upgraded carpet, glass railings, and 8-foot doors. An impressive open-to-below foyer invites you into a versatile entry living room space. The gourmet double kitchen, complete with a spice kitchen, seamlessly adjoins a cozy living room with a fireplace and a breakfast nook leading to the walkout deck. Upstairs, the primary bedroom offers a lavish 5-piece ensuite and a spacious walk-in closet. A central loft, a second primary bedroom with its own 3-piece washroom, two additional bedrooms with a shared bath, and an upstairs laundry room complete this level. The walkout basement includes a two-bedroom, two bathroom legal suite, a rec room, and a kitchen. With abundant natural light and situated in one of Calgary's premier neighborhoods, this home offers exceptional value and comfort.

Inclusions:
Property Listed By:

N/A
RE/MAX First

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



367 Spring Creek Cir SW, Calgary, AB

1st Floor Exterior Area 1338.35 sq ft
Excluded Area 115.28 sq ft



While regions are excluded from total floor area in GDS/DE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

367 Spring Creek Cir SW, Calgary, AB

Basement (Below Grade) Exterior Area 1304.62 sq ft



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