



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**272 SPRING CREEK Circle, Calgary T3H 6G4**

MLS® #: **A2196190**

Area: **Springbank Hill**

Listing Date: **02/20/25**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Calgary**

Year Built:

**2023**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,370 sqft**

Lot Shape:

**Lot Dimensions are approximate**

Abv Sqft:

**2,560**

Low Sqft:

Ttl Sqft:

**2,560**

DOM

**58**

Layout

Beds:

**6 (4 2 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Low Maintenance Landscape,Other,Private,Rectangular Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Other**

Construction:

**Composite Siding,Stone**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`3" x 5`7"	2pc Bathroom	Main	4`11" x 4`10"
Den	Main	9`8" x 8`11"	Kitchen	Main	19`2" x 15`8"
Living Room	Main	15`10" x 17`1"	Dining Room	Main	14`1" x 9`2"
Pantry	Main	4`2" x 4`2"	Entrance	Main	5`5" x 3`5"
Bonus Room	Upper	14`0" x 14`0"	Bedroom - Primary	Upper	17`4" x 12`0"
Walk-In Closet	Upper	12`8" x 6`4"	5pc Ensuite bath	Upper	12`8" x 11`0"
4pc Bathroom	Upper	10`2" x 4`10"	Laundry	Upper	5`6" x 6`7"

Bedroom  
Game Room  
3pc Bathroom  
Bedroom  
Bedroom

Upper  
Basement  
Basement  
Basement  
Upper

11`11" x 9`3"  
9`6" x 11`8"  
8`8" x 5`8"  
11`2" x 11`7"  
10`8" x 11`11"

Bedroom  
Flex Space  
Bedroom  
3pc Ensuite bath

Upper  
Basement  
Basement  
Basement

10`11" x 9`4"  
18`4" x 7`2"  
14`6" x 11`9"  
8`4" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310494**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**ILLEGAL SUITE 2 BED / 2.5 BATH!!** Beautifully upgraded home in the highly desirable Aspen Spring Estates, situated in the prestigious Springbank Hill. This elegant house spans over 2560 sq. feet above ground of well-designed living space. This home features 4 generously sized bedrooms upstairs, along with a home office or additional bedroom on the main floor, making it ideal for growing families. The open-concept layout enhances the home's spaciousness, seamlessly connecting the expansive living and dining areas to the gourmet kitchen. The kitchen serves as the heart of the home, boasting a double kitchen island with striking quartz countertops, providing ample space for cooking, dining, and entertaining. A standout feature of this home is the separate side entrance leading to a two-bedroom illegal basement suite. This additional space increases the home's versatility and investment potential. Luxury Vinyl Plank flooring extends throughout the home. The fully landscaped backyard offers a private space with a spacious deck. A double attached garage ensures ample parking and storage. Aspen Spring Estates provides access to natural pathways, lush green spaces, and scenic walking trails, making it a haven for outdoor enthusiasts. Convenient proximity to the LRT station allows for seamless commuting, while the nearby Westside Recreation Centre offers year-round activities such as swimming, skating, and fitness programs. Additionally, residents are just minutes away from Calgary's top golf courses, parks, and recreational attractions, ensuring an active and fulfilling lifestyle. This community is also home to some of Calgary's best schools offering exceptional educational opportunities for families. Don't miss this rare opportunity to own a stunning, move-in-ready home in one of Calgary's most distinguished neighborhoods. Schedule your private tour today!

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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





















