

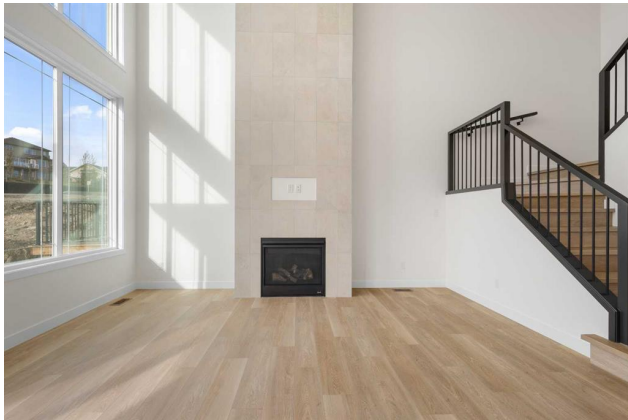


THE
A-TEAM

**RE/MAX
FIRST**

233 SPRING CREEK Circle, Calgary T3H 6J6

MLS®#: **A2202130** Area: **Springbank Hill** Listing Date: **03/13/25** List Price: **\$1,180,000**
 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: **2,184**
 Low Sqft:
 Ttl Sqft: **2,184**

DOM

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

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** 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
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2410263**

Remarks

Pub Rmks: **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 countertops, 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 neighbour 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 basement 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:
Property Listed By:

N/A
Homecare Realty Ltd.

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







