



THE
A-TEAM

**RE/MAX
FIRST**

367 SPRING CREEK Circle, Calgary T3H 6G5

MLS® #: **A2206517**

Area: **Springbank Hill**

Listing Date: **03/28/25**

List Price: **\$1,699,000**

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: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,195**
Low Sqft:
Ttl Sqft: **3,195**

DOM

23
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**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
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
3pc Bathroom	Main	29`3" x 16`8"
Dining Room	Main	60`5" x 36`4"
Kitchen	Main	45`1" x 51`1"
Spice Kitchen	Main	43`6" x 19`11"
3pc Bathroom	Upper	29`3" x 16`2"
Bedroom	Upper	40`5" x 38`7"
Bedroom	Upper	55`6" x 50`0"

Room	Level	Dimensions
Bedroom	Main	37`2" x 30`4"
Foyer	Main	37`2" x 42`5"
Living Room	Main	65`11" x 53`1"
3pc Ensuite bath	Upper	36`1" x 17`9"
5pc Ensuite bath	Upper	40`5" x 33`4"
Bedroom	Upper	35`10" x 42`5"
Laundry	Upper	24`4" x 18`1"

Loft
3pc Bathroom
Bedroom
Kitchen

Upper
Basement
Basement
Basement

57`5" x 37`6"
32`10" x 16`8"
33`1" x 36`8"
49`3" x 9`10"

Bedroom - Primary
3pc Bathroom
Bedroom
Game Room

Upper
Basement
Basement
Basement

63`9" x 58`10"
29`9" x 17`9"
35`6" x 36`1"
100`11" x 59`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310494

Zoning:
R-G

Remarks

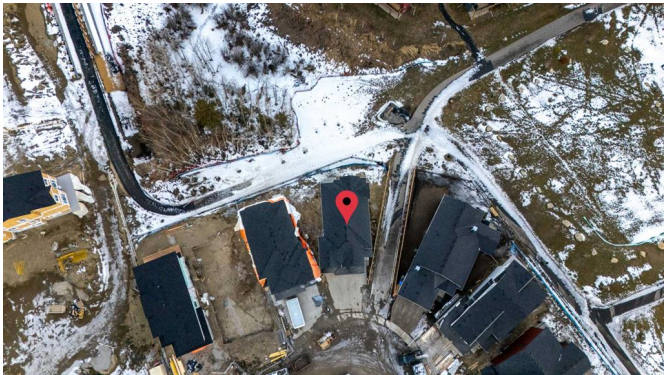
Pub Rmks:

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

Main Floor Exterior Area 1209.39 sq ft
Excluded Area 102.27 sq ft



0 5 10

PREPARED: 2020/11/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

367 Spring Creek Cir SW, Calgary, AB

1st Floor Exterior Area 1038.35 sq ft
Excluded Area 119.38 sq ft



0 5 10

PREPARED: 2020/11/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

367 Spring Creek Cir SW, Calgary, AB

Basement (Below Grade) Exterior Area 1204.02 sq ft



0 5 10

PREPARED: 2020/11/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

