



THE
A-TEAM

**RE/MAX
FIRST**

386 SPRING CREEK Circle, Calgary T3H 6G4

MLS®#: **A2206788**

Area: **Springbank Hill**

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

List Price: **\$1,800,000**

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: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,029**
Low Sqft:
Ttl Sqft: **3,029**

DOM

23

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Mixed, See Remarks**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer**
Int Feat: **Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Kitchen	Main	14`5" x 15`5"
Spice Kitchen	Main	8`7" x 8`11"
Entrance	Main	7`8" x 13`0"
Bedroom	Main	10`6" x 11`0"
4pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	9`8" x 12`2"
Dinette	Main	14`5" x 11`11"
Office	Main	10`11" x 10`0"
Living Room	Main	14`6" x 15`7"
Walk-In Closet	Upper	6`2" x 5`2"
Bedroom	Upper	14`5" x 11`9"

Walk-In Closet	Upper	6`2" x 5`2"	Bedroom - Primary	Upper	14`2" x 15`8"
Bonus Room	Upper	19`6" x 14`0"	Laundry	Upper	5`11" x 8`9"
6pc Ensuite bath	Upper		Walk-In Closet	Upper	14`5" x 6`10"
Bedroom	Lower	13`1" x 12`2"	4pc Bathroom	Lower	
Bedroom	Lower	10`0" x 10`6"	Game Room	Lower	13`8" x 20`6"
Family Room	Lower	13`10" x 15`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2310494**

Remarks

Pub Rmks: ******* OPEN HOUSE. 1-4 Saturday April 19 and Sunday April 20.....FIND YOUR HAPPY PLACE, Welcome to this sprawling Two story brand new, never lived in, fully developed walk out home in the well sought after community of Springbank Hill. Surrounded by wonderful amenities, shopping, biking paths, top performing schools, close to Downtown and major access roads to get you where you need to be. Step inside this lovely home and dare to be impressed, upgrades galore, top end appliances, including a 66 inch Fridge, Fulgor Gas Range, Wolf - Microwave Drawer, the granite alone in this home will blow you away, gorgeous spice kitchen, widened staircases, vaulted ceilings, 10 mm glass in private office, gleaming hardwood, massive luxury primary ensuite with stand alone soaker tub, large bedrooms, upstairs bonus room and laundry room with counter space and soaker sink, Five bedrooms in total, three full bathrooms, one guest powder room, pot lights throughout the house, gas line for bbq, exposed aggregate driveway, well organized mudroom with three closets, garage is insulated and drywalled. There are so many extras they can't be all listed come and view this home and fall in love. This home is ready for an immediate possession no need to wait for a new build.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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









