

# \$1,149,000 - 272 Spring Creek Circle Sw, Calgary

MLS® #A2196190

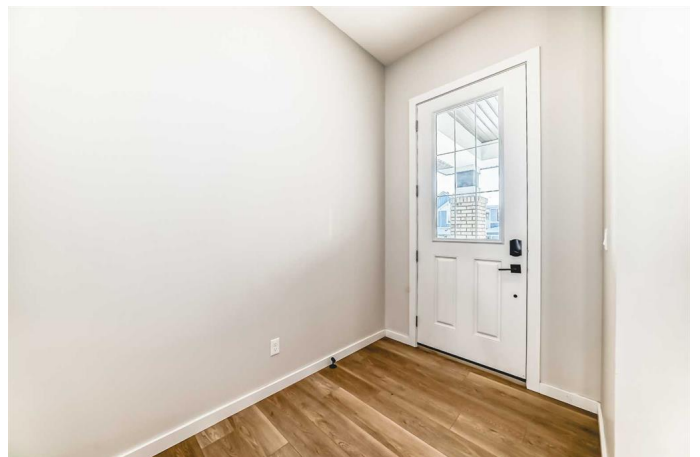
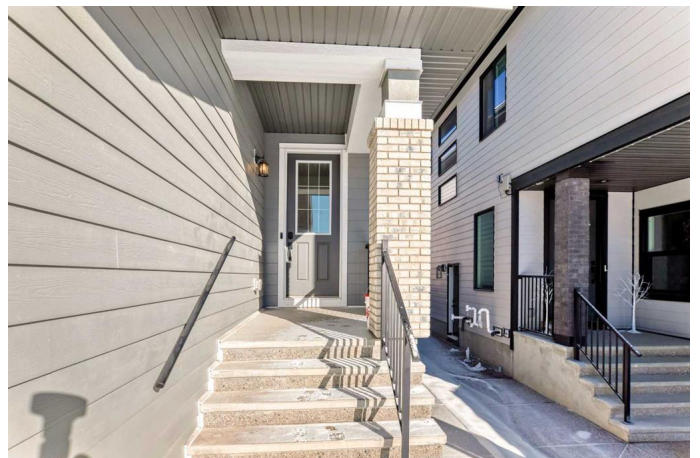
**\$1,149,000**

6 Bedroom, 5.00 Bathroom, 2,560 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

**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!

Built in 2023

### Essential Information

MLS® #	A2196190
Price	\$1,149,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,560
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	272 Spring Creek Circle Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G4

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting, Other
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Other, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	42
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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