

# \$1,099,999 - 272 Spring Creek Circle Sw, Calgary

MLS® #A2196190

**\$1,099,999**

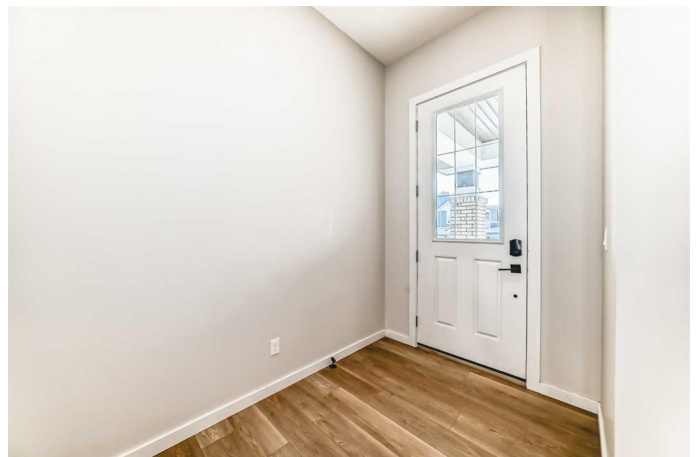
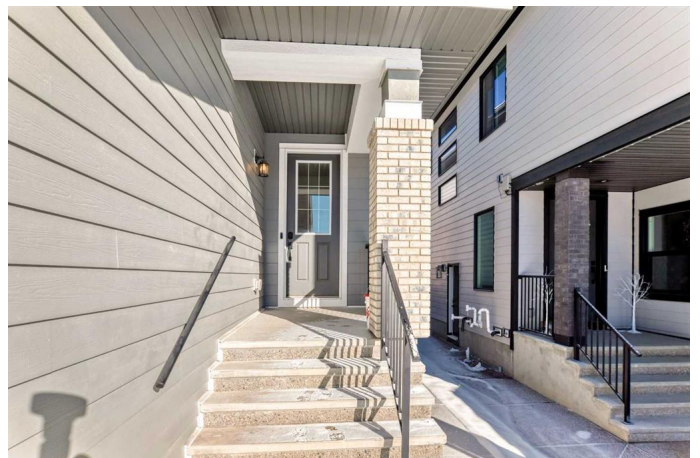
6 Bedroom, 5.00 Bathroom, 2,560 sqft

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          | \$1,099,999 |
| 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 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| 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 | 91                  |
| Zoning         | R-G                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.