



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Spring Creek Common SW
Calgary, Alberta

MLS # A2226779



\$769,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this stunning 2 storey END UNIT townhome with WALKOUT basement in the prestigious Aspen Springs development of Springbank Hill. Built in 2022 and still under NEW HOME WARRANTY, this beautifully designed home offers nearly 2,000 sq ft of total living space and backs directly onto peaceful green space with an EAST facing backyard that captures the morning sun. The main floor boasts 9 ft ceilings, an elegant white interior palette, luxury vinyl plank flooring, and an open-concept layout ideal for both daily living and entertaining. The gourmet kitchen features crisp white cabinetry, quartz countertops, tiled backsplash, high-end stainless steel appliances including gas cooktop, built-in oven and microwave, extra-wide refrigerator, and a large central island. The bright dining area opens to the upper deck through patio doors, while the spacious living room offers plenty of natural light. A mudroom and 2 pc powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The serene primary suite is a true retreat, featuring a luxurious 5 pc ensuite with dual sinks, a soaker tub, separate glass shower, and a large walk-in closet. The fully finished walkout basement adds incredible versatility, with a large family/recreation room, a fourth bedroom, and a 3 pc bath, perfect for guests, as a home office or the teenager that wants their privacy. Step outside to your private covered patio and enjoy direct access to the walking path and green space beyond. Attached front drive double garage.. Enjoy the convenience of walking to Aspen Landing Shopping Centre, top tier schools including Rundle College, Webber Academy, and Ambrose University - all within 2.5 km! Dining options just steps away within the complex. Easy access to Westside Rec Centre, multiple golf courses, and nearby country

clubs enhances your active lifestyle. Elegant, modern, and move-in ready, this exceptional townhome truly offers the best of low-maintenance luxury living with nature at your back door and amenities just minutes away.