



GRASSROOTS
REALTY GROUP

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**132 Spring Creek Common SW
Calgary, Alberta**

MLS # A2304453



\$453,888

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,221 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: N/A

Welcome to this beautifully appointed top-level, end unit townhome in the highly sought-after community of Springbank Hill, offering stunning views from your sunny upper deck. Thoughtfully designed with modern finishings throughout, this home features durable laminate flooring across the main living space and an open-concept layout perfect for everyday living and entertaining. The stylish kitchen is sure to impress with quartz countertops, a trendy backsplash, convenient eat-up bar, and an upgraded KitchenAid appliance package. The spacious living room is filled with natural light from large windows overlooking the greenspace, creating a bright and inviting atmosphere. This home offers two generously sized bedrooms, including a primary retreat complete with a private three-piece ensuite and huge walk-in closet. A second full four-piece main bathroom and convenient main floor laundry, with storage, complete the main living space.. Additional features include air conditioning for year-round comfort, an attached single garage and a main floor flex space. All of this and low condo fees as the cherry on top! Ideally located just minutes from shopping, dining, transit, and fitness amenities, this property combines convenience with elevated living in one of Calgary's most desirable communities.