



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**28 Spring Creek Point SW**  
**Calgary, Alberta**

**MLS # A2305464**



**\$1,798,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,000 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, GAS STOVE, HOOD FAN, BUILT-IN MICROWAVE, GARAGE REMOTE, GARAGE CONTROLS, WASHER & DRYER, WINE COOLER

Welcome to 28 Spring Creek Point SW, a true statement home in the prestigious community of Springbank Hill, offering luxury living on a rare pond-front lot in Calgary. This stunning 4-bedroom, 3.5-bathroom walkout home showcases over \$200,000 in upgrades, thoughtfully designed for those who value exceptional craftsmanship, elegant design, and everyday luxury. From the moment you arrive, the striking farmhouse-inspired exterior creates unforgettable curb appeal with its timeless blend of acrylic stucco and stone. Inside, the heart of the home is the spectacular Super Kitchen—designed to gather, entertain, and impress. Featuring an oversized island with a dramatic 3CM waterfall granite edge, thick quartz countertops, a professional 30" gas cooktop, and an integrated wall oven, this space is as functional as it is beautiful. The main floor also offers a private office, a stylish powder room, and a warm, inviting living room centered around a grand 74" electric fireplace. Step out onto the expansive upper deck, complete with a built-in BBQ gas line, where you can relax or entertain while taking in the tranquil pond views. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite featuring a Maax Jazz freestanding tub and a curbless tiled shower with sleek 10MM glass, creating the perfect private escape. A versatile loft space adds even more room for relaxation, work, or creativity. The fully developed walkout basement with 9-foot ceilings expands your living space beautifully, offering a spacious recreation room, custom wet bar, an additional bedroom, and a modern bathroom—all opening to your private outdoor retreat. Built for both comfort and long-term performance, this home is equipped with Black Fusion windows, 8-foot interior doors, upgraded HVAC with air conditioning, EV charger rough-in, and 200-amp electrical service. This is where luxury, thoughtful

upgrades, and an unbeatable location come together to create a truly exceptional lifestyle opportunity. Book your private showing today and experience this extraordinary home for yourself.