



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

MLS # A2318931



\$699,900

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,431 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 307

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

END UNIT - WALK OUT BASEMENT - BACKS ON TO PRIVATE TREED AREA. Immaculate end-unit home backing onto a private treed area and walking paths! Pride of ownership is evident throughout this beautifully maintained property offering over 1,900 sq. ft. of developed living space, 4 bedrooms, and 3.5 bathrooms. The main level features luxury plank flooring, quartz countertops, and stainless steel appliances. The upper floor includes 3 bedrooms, highlighted by a spacious primary retreat with a 5-piece ensuite, dual vanities, and a soaker tub. The fully finished walkout basement adds a 4th bedroom, full bathroom, and access to a peaceful, private outdoor setting surrounded by trees and pathways. An exceptional opportunity offering space, style, and a desirable location.