



GRASSROOTS
REALTY GROUP

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804, 2230 81st Street SW
Calgary, Alberta

MLS # A2328669



\$874,900

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,628 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: na

First-time buyers save 5% off the listing price! Introducing a brand-new, premier end-unit floorplan unveiling in the highly desirable Aurora community of Aspen Spring in Springbank Hill. This extra-large, extra-wide 1,628 sq ft townhome offers an unparalleled level of space, flooded with natural light from its end-unit positioning. The lower level welcomes you with a large entryway, a convenient den or future guest bedroom, and a spacious double car garage and your own small, fenced-in yard. On the main floor, the wide open-concept layout features a living room with a dedicated study area, a dining space, a handy powder room, and a gourmet kitchen complete with an extended eating bar, central island, and walk-in pantry, all stepping out onto a large covered deck. The upper level boasts three bedrooms, including a private primary retreat with a walk-in closet and its own full ensuite, an additional full bathroom, and upper-floor laundry. The true showstopper is the exclusive 4th-level rooftop patio (with over 244 square feet of glorious outdoor space) featuring a dedicated BBQ area and offering breathtaking, panoramic views of the mountains and rolling foothills to the south. You can also choose the optional top-floor office upgrade (9'4 x 12'0), creating a perfect, quiet workspace right next to this elevated outdoor oasis. Whether you use it for working from home or entertaining with an inspiring backdrop, this level is a standout feature. Situated in prestigious Springbank Hill, Aurora combines modern urban living with immediate access to top-tier schools, premium shopping, and natural west-end beauty. Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality" ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of

mind that comes with nearly a century of building excellence.