



GRASSROOTS
REALTY GROUP

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32 Spring Creek Point SW
Calgary, Alberta

MLS # A2340965



\$1,790,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,010 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Hood Fan, Central AC Unit

Welcome to an exceptional custom-built Shane Homes executive residence in prestigious Springbank Hill, offering over 4,300 sq. ft. of beautifully developed living space and an incredible ridge-backing location. Never lived in and showing a true 10/10, this 4-bedroom, 3.5-bathroom walkout combines privacy, scale and executive-level finishing with over \$200,000 in upgrades and the added peace of mind of Alberta New Home Warranty. The main floor immediately sets the tone with 8-foot doors, beautiful finishes and an open layout designed to take full advantage of the ridge setting. At the centre of the home is an impressive chef's kitchen featuring an oversized waterfall island, quartz and granite surfaces, a 30-inch gas cooktop, integrated wall oven and an abundance of cabinetry and prep space. The kitchen flows seamlessly into the dining and living areas, where a 74-inch fireplace creates a striking focal point and large windows bring in an abundance of natural light. A private main-floor office provides a dedicated space to work from home, while the expansive upper deck with a BBQ gas line is the perfect place to relax or entertain overlooking the ridge. Upstairs, the primary retreat features a beautifully finished spa-inspired ensuite with a freestanding soaker tub, curbless tiled shower and 10MM glass. A spacious loft adds another flexible living area alongside the secondary bedrooms. The fully developed walkout level continues the same level of finish with 9-foot ceilings, a large recreation area, custom wet bar, additional bedroom and full bathroom, all with direct access to the backyard and ridge beyond. The oversized double attached garage provides excellent room for vehicles, storage and additional toys, while upgraded HVAC, air conditioning, Black Fusion windows, 200-amp electrical service and an EV charger rough-in add to the comfort and

functionality of the home. With over 4,300 sq. ft. of developed living space, a custom Shane Homes build, premium upgrades, never-lived-in condition and an outstanding ridge location, this is an exceptional opportunity to own a truly turnkey executive home in one of Calgary's most desirable west-side communities.