



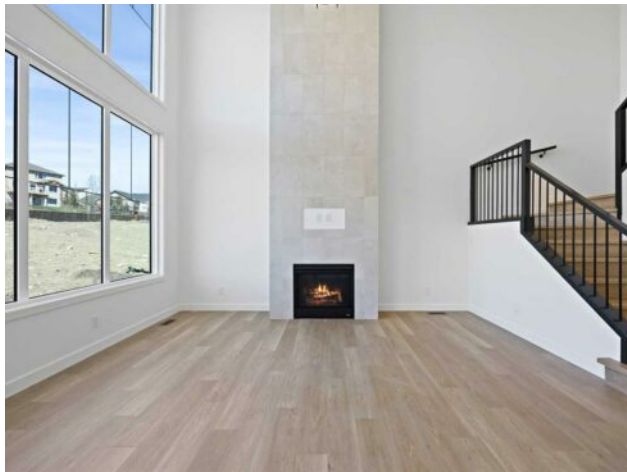
GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

229 Spring Creek Circle SW
Calgary, Alberta

MLS # A2248766

\$1,099,000



Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in prestigious Aspen Spring Estates, this brand new home offers 3000 sqft living space with perfect combination of modern and functionality. The exceptional open-concept main floor offers a spacious flex room, open to above living room, bright dining area, gourmet kitchen and 2 pc powder room. The floor to ceiling windows provide plenty of natural sunlight. The main floor is covered with trendy luxury vinyl plank flooring throughout. The chef's kitchen complete with stainless steel appliances, gas cooktop, chimney hood fan, large upgraded quartz countertops, and a convenient walk-through pantry. Plenty of space for hosting gatherings with friends and family. The spacious breakfast nook has easy access to the west-facing deck and backyard without neighbour behind. The upper level offers a master bedroom with walk-in closet & 5 pc ensuite, additional two bedrooms, a shared main bathroom, front facing bonus room and laundry room. The legal suite basement features additional bedroom, living room, full bathroom and second kitchen. Just minutes away from the aspen landing shopping centre, transit and LRT, top ranked schools, parks, and pathways with great access to the mountains. The new home warranty offers new owner peace of mind!