



GRASSROOTS
REALTY GROUP

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217 Spring Creek Circle SW
Calgary, Alberta

MLS # A2252391



\$1,136,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Introducing a pre-construction home by Shane Homes in Calgary's prestigious Aspen Spring Estates. The Katalina - designed for modern families, featuring 4 bedrooms—including one on the main floor—a super kitchen with a 7-ft island, built-in wall oven, microwave, gas cooktop, and walk-in pantry. Upstairs, enjoy a central family room and spacious bedrooms with walk-in closets; the owner's bedroom boasts a luxurious 5-piece ensuite. The undeveloped basement with 9-ft ceilings offers future potential. The home's acrylic stucco exterior and exposed aggregate driveway add modern curb appeal. Photos are representative.