



GRASSROOTS
REALTY GROUP

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

MLS # A2253606



\$708,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 307
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: None

Welcome to Green Space View — a stunning 4-bedroom, 3.5-bath home with a walkout basement in the prestigious Aspen Springs community of Springbank Hill. Built in 2022 and still covered by the New Home Warranty, this thoughtfully designed residence offers nearly 2,000 sq. ft. of total living space and backs directly onto serene green space. Enjoy an east-facing backyard that bathes in the morning sun, creating the perfect setting for coffee on the deck and peaceful starts to your day. The main floor boasts 9 ft ceilings, an elegant white interior palette, luxury vinyl plank flooring, and an open-concept layout ideal for both daily living and entertaining. The gourmet kitchen features crisp white cabinetry, quartz countertops, tiled backsplash, high-end stainless steel appliances including gas cooktop, built-in oven and microwave, extra-wide refrigerator, and a large central island. The bright dining area opens to the upper deck through patio doors, while the spacious living room offers plenty of natural light. A mudroom and 2 pc powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The serene primary suite is a true retreat, featuring a luxurious 5 pc ensuite with dual sinks, a soaker tub, separate glass shower, and a large walk-in closet. The fully finished walkout basement adds incredible versatility, with a large family/recreation room, a fourth bedroom, and a 3 pc bath, perfect for guests, as a home office or the teenager that wants their privacy. Step outside to your private covered patio and enjoy direct access to the walking path and green space beyond. Attached front drive double garage.. Enjoy the convenience of walking to Aspen Landing Shopping Centre, top tier schools including Rundle College, Webber Academy, and Ambrose University - all within 2.5

km! Dining options just steps away within the complex. Easy access to Westside Rec Centre, multiple golf courses, and nearby country clubs enhances your active lifestyle. Elegant, modern, and move-in ready, this exceptional townhome truly offers the best of low-maintenance luxury living with nature at your back door and amenities just minutes away.