



GRASSROOTS
REALTY GROUP

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145 Spring Creek Common SW
Calgary, Alberta

MLS # A2265552



\$358,888

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	767 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Heated Garage, Insulated, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 166
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data		
Inclusions:	none		

IMMEDIATE POSSESSION! TOTAL OF 877 SQ.FT. exterior developed. A SPECTACULAR 1 Bedroom Contemporary Stacked Townhome in GREAT LOCATION Steps to Ravine Pathway & great 85 St. access to pull up RIGHT IN FRONT OF YOUR UNIT or use the TANDEM ATTACHED GARAGE! Room for large office/flex room ready to be developed along with roughed in 2nd BATHROOM. Or use the 33 ft. attached HEATED & INSULATED tandem garage for your vehicles, motorcycle & HUGE STORAGE you don't get with other Condos! This unit boasts fantastic upgrades including CENTRAL AIR CONDITIONING, 9 Ft. Ceilings, Hardwood style Luxury Vinyl Plank flooring, & WEST FRONT PATIO with gas line for barbecue, QUARTZ COUNTERS in Beautiful modern Island Kitchen with BREAKFAST EATING BAR, Stainless steel appliances & GAS Stove! Bright front FAMILY ROOM in the open plan Off the kitchen. Large Master Suite with walk in closet & cheater ensuite door! Convenient Stacked Laundry room & Extra Pantry off Kitchen. Close to Shopping, C-Train, & many amenities, make this a Home you can enjoy & cover all your needs! Walk out unit with additional 110 sq.ft. developed & room for additional 150 Sq. ft. with the Office/flex room & 2nd Bath developed.