

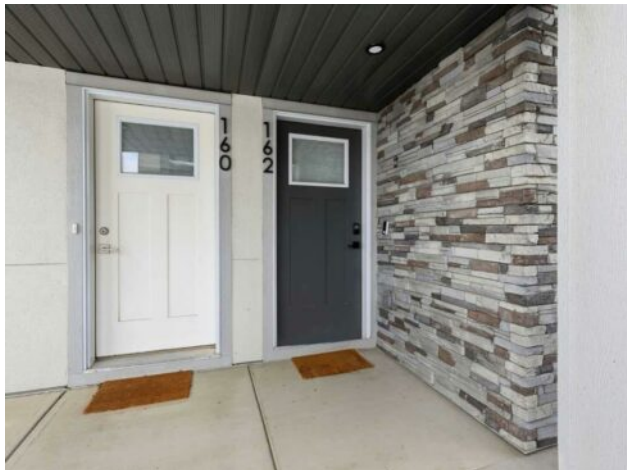


GRASSROOTS
REALTY GROUP

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162 Spring Creek Common SW
Calgary, Alberta

MLS # A2272824



\$515,000

Division:	Springbank Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,265 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Outside, Parking Lot, Parking Pad, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Rolling Slope		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Storage		

Inclusions: Master Bedroom TV Wall mount

Nestled in the highly desirable community of Springbank Hill, this modern, air-conditioned two-bedroom, two-bathroom townhome offers more than 1,200 sq. ft. of thoughtfully designed living space. Meticulously maintained and tastefully decorated, the home features an attached single garage plus an additional parking stall just steps from the front door, providing exceptional convenience. Inside, you'll find a bright, open layout highlighted by an incredible view through the large windows off the main living area. Luxury vinyl plank flooring, custom blinds, and abundant natural light enhance the home's contemporary feel. The kitchen is equipped with upgraded appliances, quartz countertops, a large island, and a well-sized pantry, with a separate dining space ideal for everyday meals and entertaining. The generous primary suite boasts a walk-in closet and a four-piece ensuite, while the second bedroom sits adjacent to another four-piece bathroom. A spacious laundry and storage room further enhances the home's functionality. The main-floor entry includes a versatile flex space—perfect for a home office or gym—as well as convenient under-stair storage. Enjoy outdoor living on the private balcony complete with a gas line for your BBQ. This pet-friendly complex offers low condo fees and exceptional walkability, with a retail plaza located right within the development and Aspen Landing just steps away for all your shopping, dining, and service needs. With quick access to downtown, Stoney Trail and the mountains, this townhome delivers both exceptional convenience and an unmatched lifestyle.