



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

**MLS # A2287438**



**\$489,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Window Coverings (only Blinds)

Welcome to this stunning corner-unit townhouse in the prestigious community of Springbank Hill SW, nestled within the highly desirable "Aspen Springs" development. Backing onto a peaceful green space and offering one of the largest floor plans in the complex, this nearly new home presents over 1,100 sq. ft. of beautifully designed living space that perfectly blends modern elegance with everyday functionality. The main floor welcomes you with a versatile office/den—ideal for remote work, study, or creative pursuits. Upstairs, the sun-filled open-concept living area creates an inviting atmosphere for both relaxing and entertaining. The chef-inspired kitchen showcases gleaming quartz countertops, stainless steel appliances, a stylish tiled backsplash, and a central island that offers additional workspace and casual seating. The spacious dining area and cozy living room flow seamlessly onto a large private balcony, complete with a gas hookup—perfect for summer BBQs and outdoor gatherings. The upper level features two generously sized bedrooms, including a serene primary retreat with a walk-in closet and a bright, well-appointed ensuite bathroom. A second bedroom and a contemporary full bathroom provide comfort for family members or guests, while the conveniently located washer and dryer on the same level add everyday practicality. Luxury vinyl plank flooring throughout enhances both durability and sophisticated style. This exceptional home also includes a private attached single garage and a gas BBQ line for effortless entertaining. Enjoy the convenience of a retail plaza within the complex and being just minutes from Aspen Landing for premium shopping and dining. Families will appreciate close proximity to top-tier private schools such as Webber Academy, Calgary Academy, and Rundle College, along with easy access to downtown

Calgary, Stoney Trail, and the 69 Street LRT station. Move-in ready and filled with thoughtful upgrades, this elegant townhouse offers the perfect balance of urban convenience and tranquil suburban living. An outstanding opportunity for families, young professionals, or investors seeking a refined home in one of Calgary's most sought-after neighbourhoods.