

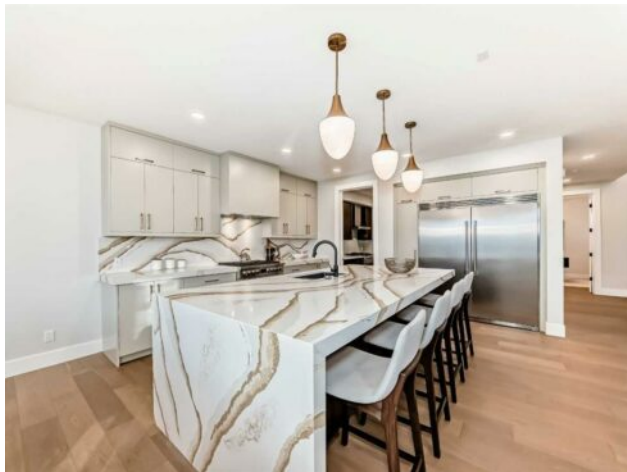


GRASSROOTS
REALTY GROUP

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**386 Spring Creek Circle SW
Calgary, Alberta**

MLS # A2206788



\$1,680,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,029 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

*****FIND YOUR HAPPY PLACE! This brand new, never lived in, Executive Shane Built home welcomes you, fully developed 2 story walk out home in the well sought after community of Springbank Hill. Step inside this lovely home and dare to be impressed, upgrades galore, top end appliances, including a 66 inch Fridge, Fulgor Gas Range, Wolf - Microwave Drawer, the granite alone in this home will blow you away, kitchen island is oversized with a waterfall edge and hidden cupboards for extra storage, just off the main kitchen is a gorgeous spice kitchen, widened staircases, vaulted ceilings, 10 mm glass in private office, gleaming hardwood, massive luxury primary ensuite with stand-alone soaker tub, walk in closet and oversized shower. Large bedrooms, upstairs bonus room and laundry room with counter space and soaker sink. Five bedrooms in total, three full bathrooms, one guest powder room, pot lights throughout the house, gas line for BBQ, exposed aggregate driveway, well organized mudroom with three closets, garage is insulated and drywalled. Sidewalk to the back yard with finished landscaping and concrete patio. Lower development hosts a wet bar and open family room. There are so many extras they can't be all listed come and view this home and fall in love. Surrounded by wonderful amenities, shopping, biking paths, top performing schools, close to Downtown and major access roads to get you where you need to be. This home is ready for an immediate possession no need to wait for a new build.