



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2206788**



**\$1,800,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

\*\*\*\*\* OPEN HOUSE. 1-4 Saturday April 26 and Sunday April 27.....FIND YOUR HAPPY PLACE, Welcome to this sprawling Two story brand new, never lived in, fully developed walk out home in the well sought after community of Springbank Hill. 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. 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, gorgeous spice kitchen, widened staircases, vaulted ceilings, 10 mm glass in private office, gleaming hardwood, massive luxury primary ensuite with stand alone soaker tub, 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. There are so many extras they can't be all listed come and view this home and fall in love. This home is ready for an immediate possession no need to wait for a new build.