

# \$745,000 - 55 Spring Creek Common Sw, Calgary

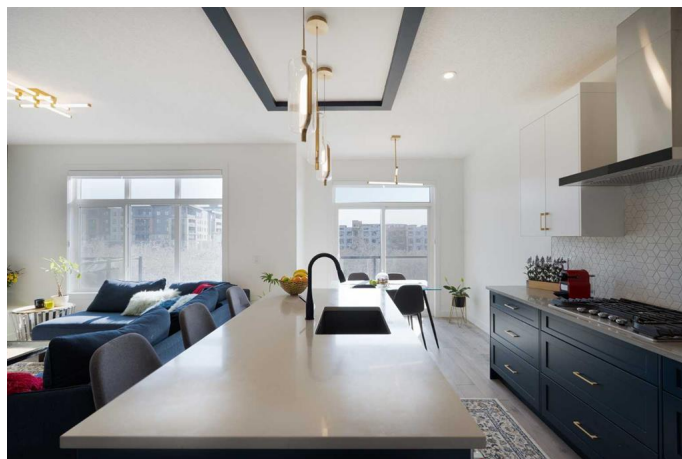
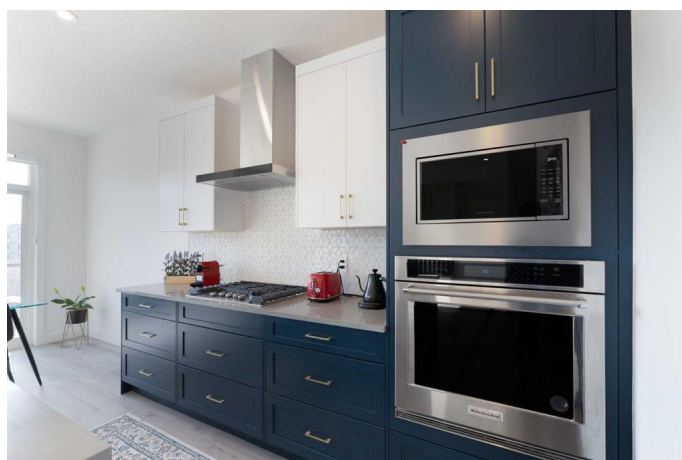
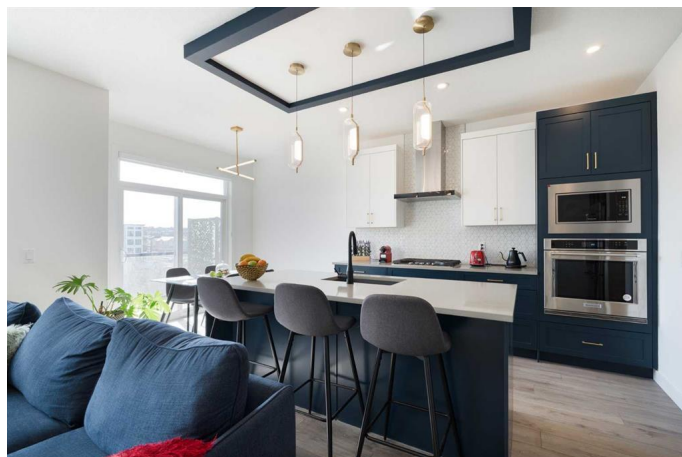
MLS® #A2215758

**\$745,000**

3 Bedroom, 4.00 Bathroom, 1,518 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Huge Price Reduction!!! Nestled in the prestigious "Aspen Springs" development within the sought-after community of Springbank Hill, this exceptional 2-storey townhouse with a fully developed walk-out basement offers a harmonious blend of modern elegance & practical design. Backing onto a serene green space, this "like new" residence boasts the largest floor plan in the complex, providing over 1,970 SqFt of sophisticated living space. Step inside & be greeted by a grand foyer that flows seamlessly into a spacious living room, the focal point of which is a unique 3-sided fireplace with exquisite millwork detailing. The adjacent chef-inspired kitchen is a culinary delight, featuring gleaming quartz countertops, high-end S/S appliances, a stylish tiled backsplash, & a central island perfect for meal prep & casual dining. This inviting space is designed for entertaining, with a generous dining area & a cozy living room that opens onto a large balcony. Enjoy outdoor living with a convenient gas hookup for bbq & relaxing while overlooking the tranquil green space & park. The upper level offers a versatile bonus room, 2 bedrooms & a convenient laundry room. Your private primary retreat is a true sanctuary, complete with a luxurious 5-piece en-suite featuring dual sinks, a soaker tub, a shower & a large walk-in closet. The spacious 2nd bedroom, located on the opposite side of the bonus room, offers its own charming reading nook or relaxation area. A 2nd full



3-piece bathroom completes this level. The fully developed walk-out basement is an entertainer's dream, featuring a sprawling family/recreational room with a second 2-sided fireplace, a convenient wet bar/kitchenette equipped with its own refrigerator and dishwasher, a good-sized bedroom & a full 3-piece bathroom with heated floor. This unique property has been extensively upgraded with over \$50,000 in luxurious finishes, including elegant luxury vinyl plank (LVP) flooring throughout, upgraded lighting fixtures, striking accent ceiling details in the kitchen & basement family room, quartz countertops in all wet areas, upgraded tile, plush carpet & underlay, enhanced baseboards & trims, subfloor membrane panels in all basement area, a private exterior concrete patio, custom window coverings, & much more. Enjoy the convenience of an attached double garage. Located just steps from a retail plaza, a short drive to the diverse amenities of Aspen Landing, this townhouse offers unparalleled urban convenience while maintaining a peaceful suburban ambiance. Families will appreciate the proximity to top-rated schools such as Webber Academy, Calgary Academy, and Rundle College. Commuters will enjoy easy access to downtown Calgary & major thoroughfares like Stoney Trail. Move-in ready and brimming with modern upgrades, this exceptional home is perfect for families, professionals, or astute investors. Don't miss this incredible opportunity to own a stunning residence in one of Calgary's most desirable neighbourhoods! Priced to sell!

Built in 2022

### **Essential Information**

MLS® #	A2215758
Price	\$745,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	55 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E2

### Amenities

Amenities	Park, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Living Room, Double Sided, See Remarks, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, Private Entrance, Barbecue
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	47
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Masters
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