

# \$1,199,000 - 288 Spring Creek Circle Sw, Calgary

MLS® #A2195234

**\$1,199,000**

6 Bedroom, 5.00 Bathroom, 2,563 sqft  
Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

ILLEGAL SUITE 2 BED / 2.5 BATH!! Welcome to this stunning, upgraded home in the highly sought-after community of Aspen Spring Estates, nestled in the prestigious Springbank Hill. This beautifully designed home is located in a prime location, just 15 minutes from downtown Calgary. Boasting over 2,560 sq. ft. above ground of thoughtfully designed living space, this home features 4 spacious bedrooms upstairs, plus a flex office/bedroom on the main floor, catering to families of all sizes. The open-concept layout is ideal for entertaining, with an expansive living and dining area that seamlessly connects to the chef-inspired kitchen. The kitchen is a true centerpiece, featuring a double kitchen island with stunning quartz countertops, offering ample space for meal prep and gatherings. The home is adorned with Luxury Vinyl Plank flooring throughout, providing a sleek and modern aesthetic while ensuring durability. The large backyard is fully landscaped, offering a private space with an expansive deck, perfect for outdoor gatherings and relaxation. A double attached garage provides ample parking and storage, while abundant exterior lighting enhances the home's curb appeal. A key highlight of this home is the separate side entrance leading to a 2 bedroom illegal basement suite, offering a fantastic investment. This additional living space adds significant value and flexibility for homeowners. There are 2 laundry rooms for ease of use. Unlike new builder homes in the



area, this home is move-in ready with significant value already built-in. It presents a rare opportunity to own in this prestigious neighborhood without the additional costs associated with new builds. Aspen Spring Estates offers access to natural pathways, green spaces, and walking trails, making it an ideal location for outdoor enthusiasts. Convenient access to LRT stations ensures effortless commuting, while the nearby Westside Recreation Centre provides year-round amenities such as swimming, skating, and fitness programs. Minutes from Calgary's best golf courses, parks, and outdoor attractions, residents can enjoy a balanced lifestyle of leisure and activity. The community is also near top-rated public and private schools, including Griffith Woods Elementary, Ernest Manning High School, Rundle College, and Webber Academy, ensuring excellent educational opportunities for families. Don't miss the opportunity to experience luxurious, functional, and community-focused living in Aspen Spring Estates. Schedule your private viewing today!

Built in 2023

### **Essential Information**

MLS® #	A2195234
Price	\$1,199,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,563
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 288 Spring Creek Circle Sw  
Subdivision Springbank Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 6G4

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage  
Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling Full  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Landscaped, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Composite Siding, Stone  
Foundation Poured Concrete

### Additional Information

Date Listed February 20th, 2025  
Days on Market 46

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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