

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

**MLS # A2236951**



**\$1,499,000**

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Springbank Hill              |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | 2 Storey                     |               |                  |
| <b>Size:</b>     | 3,142 sq.ft.                 | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 6                            | <b>Baths:</b> | 6                |
| <b>Garage:</b>   | Triple Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Luxurious Triple Garage Walkout in Spring Bank Hill, Calgary. Experience unparalleled luxury in this brand-new walkout home backing onto serene green space. This meticulously upgraded residence boasts six bedrooms and six full washrooms, including a legal suite in the walkout basement. The house features engineered hardwood flooring, elegant feature walls, upgraded carpet, glass railings, and 8-foot doors. An impressive open-to-below foyer invites you into a versatile entry living room space. The gourmet double kitchen, complete with a spice kitchen, seamlessly adjoins a cozy living room with a fireplace and a breakfast nook leading to the walkout deck. Upstairs, the primary bedroom offers a lavish 5-piece ensuite and a spacious walk-in closet. A central loft, a second primary bedroom with its own 3-piece washroom, two additional bedrooms with a shared bath, and an upstairs laundry room complete this level. The walkout basement includes a two-bedroom, two bathroom legal suite, a rec room, and a kitchen. With abundant natural light and situated in one of Calgary's premier neighborhoods, this home offers exceptional value and comfort.