

# \$1,156,000 - 217 Spring Creek Circle, Calgary

MLS® #A2188291

**\$1,156,000**

4 Bedroom, 3.00 Bathroom, 2,064 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Introducing a pre-construction opportunity by Shane Homes in Calgary's prestigious Aspen Spring Estates. The Katalina - designed for modern families, featuring 4 bedrooms—including one on the main floor—a super kitchen with a 7-ft island, built-in wall oven, microwave, gas cooktop, and walk-in pantry. Upstairs, enjoy a central family room and spacious bedrooms with walk-in closets; the owner's bedroom boasts a luxurious 5-piece ensuite. The undeveloped basement with 9-ft ceilings offers future development potential. Photos are representative.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188291    |
| Price          | \$1,156,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,064       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 217 Spring Creek Circle |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H6J6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound, French Door |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater                            |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None, Rough-In                                                                                                              |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 102                |
| Zoning         | TBD                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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