



# 36 Spring Creek Common Calgary Alberta

\$489,900

Nestled in the scenic and highly sought-after community of Springbank Hill, within the prestigious "Aspen Springs" development, this immaculate corner-unit townhouse combines modern elegance with thoughtful functionality. Situated adjacent to a peaceful green space, this nearly new home boasts the largest floor plan in the development, offering over 1,213 SqFt of sophisticated living space. The main floor welcomes you with a versatile office/den, perfect for remote work or personal projects. Upstairs, the sunlit second level unfolds into an expansive open-concept living area. The chef-inspired kitchen features gleaming quartz countertops, stainless steel appliances, a striking tiled backsplash, and a central island that provides both additional workspace and seating. This inviting space is ideal for hosting, with a spacious dining area and a cozy living room that opens to a large balcony, complete with a gas hookup for barbecues and outdoor dining. The upper floor offers two tranquil bedrooms, including a private master retreat with a walk-in closet bathed in natural light and an en-suite bathroom for your personal oasis. A second well-appointed bedroom and a stylish family bathroom complete this restful level. Thoughtfully upgraded with luxury vinyl plank (LVP) flooring throughout for both durability and style, this home also includes the convenience of an attached single garage and an additional titled outdoor parking stall. Located just steps from a retail plaza within the complex and moments from the amenities at Aspen Landing, this townhouse offers unparalleled urban convenience while maintaining the tranquility of suburban living. Families will appreciate the proximity to some of Calgary's top schools, including Webber Academy, Calgary Academy, and Rundle College. For commuters, easy access to downtown Calgary and major routes like Stoney Trail ensures you're...

Living room 15.67 Ft x 10.83 Ft

Kitchen 10.25 Ft x 8.25 Ft

Dining room 8.83 Ft x 7.33 Ft

Primary Bedroom 11.42 Ft x 10.92 Ft

Other 7.83 Ft x 5.08 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 10.08 Ft x 9.92 Ft

Laundry room 8.83 Ft x 6.08 Ft

4pc Bathroom 9.83 Ft x 4.83 Ft

Foyer 3.83 Ft x 3.83 Ft

Other 11.08 Ft x 8.50 Ft

Furnace 4.83 Ft x 2.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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