



# 93 Spring Creek Common Calgary Alberta

\$375,000

Welcome to your new home in the highly desirable community of Springbank Hill. This beautiful, brand-new townhouse offers the perfect blend of comfort and convenience. Offering 1 Bedroom + Den & a single attached garage with an additional titled parking stall directly in front of your unit. As you approach the front entrance, you'll be greeted by a spacious front patio, ideal for enjoying the fresh air and sunshine. Step inside, and you'll find yourself in the welcoming den and mudroom area, a versatile space that can be tailored to your needs. From this level, you can access the single attached garage (11'4"x20'5"). There's also a convenient coat closet and the mechanical/utility room on this level. A few steps up, you'll discover a generous living room area that seamlessly flows into the dining and kitchen space. The kitchen is equipped with upgraded finishings, including sleek quartz countertops and a stylish backsplash, shaker cabinets with modern handles, a high-quality sink, elegant lighting fixtures, and thoughtfully designed door handles. Your kitchen also features a pantry for all your storage needs. From the living room, you can step out onto a generously sized balcony with privacy walls, providing a peaceful oasis with stunning views of the surrounding area which also includes a gas line. The laundry room is cleverly tucked away near the kitchen for easy access and functionality. Outside of your bedroom is complete with a dedicated computer area or workspace on the right. On the left, there's a spacious 4-piece ensuite bathroom, offering you the privacy and comfort you deserve. The primary bedroom is spacious and features a large closet that spans the entire length of the room. Rest assured, this property comes with the added peace of mind of a builder warranty and Alberta New Home Warranty. Throughout the unit, you'll appreciate the durable and easy-to-main...

Den 7.58 Ft x 13.00 Ft  
 Furnace 3.08 Ft x 7.83 Ft  
 Dining room 7.67 Ft x 8.17 Ft  
 Living room 11.00 Ft x 11.00 Ft  
 Kitchen 8.50 Ft x 10.75 Ft

Laundry room 3.42 Ft x 6.83 Ft  
 Primary Bedroom 11.00 Ft x 13.33 Ft  
 Study 5.83 Ft x 7.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Other 6.67 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FIRST

<https://melansonrealty.ca/>

**RE/MAX Realty Professionals**

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