\$698,800 - 53 Spring Creek Common Sw, Calgary

MLS® #A2253606

\$698,800

4 Bedroom, 4.00 Bathroom, 1,436 sqft Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to Green Space View â€" a stunning 4-bedroom, 3.5-bath home with a walkout basement in the prestigious Aspen Springs community of Springbank Hill. Built in 2022 and still covered by the New Home Warranty, this thoughtfully designed residence offers nearly 2,000 sq. ft. of total living space and backs directly onto serene green space. Enjoy an east-facing backyard that bathes in the morning sun, creating the perfect setting for coffee on the deck and peaceful starts to your day. The main floor boasts 9 ft ceilings, an elegant white interior palette, luxury vinyl plank flooring, and an open-concept layout ideal for both daily living and entertaining. The gourmet kitchen features crisp white cabinetry, quartz countertops, tiled backsplash, high-end stainless steel appliances including gas cooktop, built-in oven and microwave, extra-wide refrigerator, and a large central island. The bright dining area opens to the upper deck through patio doors, while the spacious living room offers plenty of natural light. A mudroom and 2 pc powder room complete the main level. Upstairs, you'II find three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The serene primary suite is a true retreat, featuring a luxurious 5 pc ensuite with dual sinks, a soaker tub, separate glass shower, and a large walk-in closet. The fully finished walkout basement adds incredible versatility, with a large family/recreation room, a fourth bedroom, and a 3 pc bath, perfect for







guests, as a home office or the teenager that wants their privacy. Step outside to your private covered patio and enjoy direct access to the walking path and green space beyond. Attached front drive double garage.. Enjoy the convenience of walking to Aspen Landing Shopping Centre, top tier schools including Rundle College, Webber Academy, and Ambrose University - all within 2.5 km! Dining options just steps away within the complex. Easy access to Westside Rec Centre, multiple golf courses, and nearby country clubs enhances your active lifestyle. Elegant, modern, and move-in ready, this exceptional townhome truly offers the best of low-maintenance luxury living with nature at your back door and amenities just minutes away.

Built in 2022

Essential Information

MLS® # A2253606 Price \$698,800

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,436

Acres 0.00

Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 53 Spring Creek Common Sw

Subdivision Springbank Hill

City Calgary

County Calgary
Province Alberta
Postal Code T3H 6E2

Amenities

Amenities Park, Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Front Drive, Garage Faces Front

of Garages 2

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 58

Zoning M-1

HOA Fees 150

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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