

# \$769,900 - 53 Spring Creek Common Sw, Calgary

MLS® #A2226779

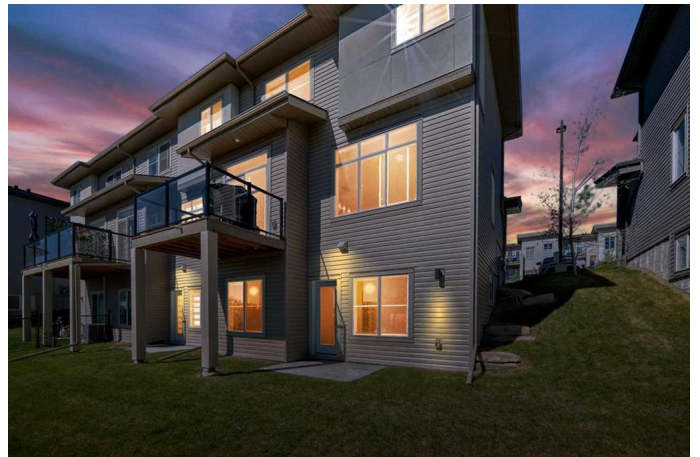
**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning 2 storey END UNIT townhome with WALKOUT basement in the prestigious Aspen Springs development of Springbank Hill. Built in 2022 and still under NEW HOME WARRANTY, this beautifully designed home offers nearly 2,000 sq ft of total living space and backs directly onto peaceful green space with an EAST facing backyard that captures the morning sun. 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, youâ€™™ll 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® #	A2226779
Price	\$769,900
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 Finished, Full, Walk-Out

### 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 June 2nd, 2025  
Days on Market 69  
Zoning M-1  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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